

## FY 2020 – FY 2024 Consolidated Plan

Substantial Amendment No. 1

May 11, 2020

Revised to:

- ☐ Include additional federal allocations to the CDBG, ESG and HOPWA programs in FY 2020 resulting from The Coronavirus Aid, Relief, and Economic Security Act (CARES Act);
- ☐ Describe waivers and regulatory flexibility included in the CARES Act;
- ☐ Confirm the removal of Consolidated Plan Goal to “Meet the needs of persons with HIV/AIDS and their families through the provision of housing, health, and support services,” beginning in FY 2021;
- ☐ Confirm the designation of the County of San Diego as the City’s alternative HOPWA grantee, beginning in FY 2021;
- ☐ Provide details on possible activities that may be undertaken in response to the COVID-19 pandemic and the estimated outcomes of those activities;
- ☐ Update the FY 2021 Consolidated Plan Budgetary Priorities;
- ☐ Make non-substantive edits to the Consolidated Plan.

## Executive Summary

### ES-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

#### 1. Introduction

Every five years, the U.S. Department of Housing and Urban Development (HUD) requires the creation of a Consolidated Plan to assist the City of San Diego (City) in determining community needs and further provide a community-wide dialogue regarding affordable housing and community development priorities. This document is the Consolidated Plan for the City for Fiscal Years (FY) 2020-2024. It also include the Annual Action Plan, which serves as the City's official application to HUD for the following resources:

- Community Development Block Grants (CDBG) – CDBG is a flexible funding source that can be used for both housing and non-housing activities, including neighborhood revitalization, workforce and economic development, community and nonprofit facilities, and infrastructure and public services in low-moderate income communities. The City anticipates approximately \$150 million in CDBG funds for the Consolidated Plan period.
- HOME Investment Partnerships (HOME) – HOME is used for building, acquiring, and rehabilitating affordable housing for rent and homeownership. It may also be used for direct rental assistance to low- income residents. The City anticipates approximately \$20 million in HOME funds for the Consolidated Plan period.
- Emergency Solutions Grants (ESG) – ESG funds programs and services supporting homeless individuals and families. This includes operating shelters, providing essential services to shelter residents, offering Rapid Rehousing, and preventing homelessness. The City anticipates approximately \$4.9 million in ESG funds for the Consolidated Plan period.
- Housing Opportunities for Persons with AIDS (HOPWA) - HOPWA supports low-income people living with HIV/AIDS and their families by providing affordable housing opportunities. The City is anticipating only \$3.6 million in HOPWA funding for the Consolidated Plan period since the City and the County of San Diego are currently working on the HOPWA alternate grantee agreement which will transfer the grant directly to the County.

The City is an entitlement jurisdiction, meaning it receives federal funds from HUD in proportion to its population size. All funds must assist low- to moderate-income (LMI) individuals and families. The City's anticipated allotment for the Consolidated Plan period is:

CDBG	HOME	ESG	HOPWA	TOTAL
<del>\$150,400,000</del> <u>157,600,000</u>	\$20,000,000	<del>\$4,900,000</del> <u>8,400,000</u>	<del>\$3,600,000</del> <u>\$4,200,000</u>	<del>\$178,900,000</del> <u>190,200,000</u>

**Table 1 - Executive Summary Anticipated Resources Table**

## Executive Summary: Con Plan Goals

The FY 2020 – 2024 Consolidated Plan is the strategic plan for allocating and leveraging these entitlement grants. It utilizes qualitative and quantitative data gathered through citizen participation, market analysis, and an assessment of need to identify the highest priority needs in which to direct entitlement dollars. The following goals were approved to meet these high-priority needs (in no particular order or ranking):

- **GOAL 1:** Increase and preserve affordable rental and homeowner housing to improve access to housing opportunities that reflect community needs, including but not limited to, opportunities in close proximity to transit, employment, and community services.
- **GOAL 2:** Enhance the City's economic stability by investing in inclusive economic growth initiatives that develop and strengthen small businesses and support local entrepreneurs.
- **GOAL 3:** Foster individual and household resiliency by investing in employment and workforce development programs and improving access to job opportunities.
- **GOAL 4:** Support the development of vibrant, equitable, and adaptable neighborhoods by investing in public facilities and critical infrastructure.
- **GOAL 5:** Assist individuals and families to gain stable housing after experiencing homelessness or a housing crisis by providing appropriate housing and service solutions grounded in best practices.
- **GOAL 6:** Invest in community services that promote equity and serve vulnerable populations including, but not limited to, refugees and recent immigrants, previously incarcerated individuals, veterans, youth, seniors, and food insecure households.
- **GOAL 7:** Finance impactful nonprofit facility improvements to provide new or increased access to programs that serve vulnerable populations or implement sustainability measures.

For year one of the Consolidated Plan, there will be an additional goal related to the HOPWA program. This one-year goal is:

- **GOAL 8 (FY 2020 only):** Meet the needs of persons with HIV/AIDS and their families through the provision of housing, health, and support services. Beginning in FY 2021, The County of San Diego has been designated as the alternative grantee and will be responsible for reporting goals and outcomes.

In FY 2020 – 2024, the City will concentrate its limited resources for maximum impact within these goal areas. To achieve these goals, the City developed three guiding strategies:

1. Inclusive Economic Growth
2. Economic Resiliency and Sustainability
3. Catalytic Community Investment

## 2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

With a population of 1.4 million, the City of San Diego ranks as the eighth largest city in the nation and the second largest in California. However, in terms of housing affordability, the San Diego metropolitan area ranks as one of the nation's least affordable housing markets. The community development needs are significant, with many areas of overlap requiring cross-cutting, place-based solutions. The City is tasked with determining both the areas of greatest need, and the areas in which community investment can have the greatest impact given the limited resources available.

### Housing Needs (NA-10)

- Of all low-income renter households, 26% are cost burdened and 39% are severely cost burdened.
- Of all low-income homeowner households, nearly a quarter (22%) are cost burdened and over a third (37%) are severely cost burdened.
- There are approximately 46,000 affordable and available units in San Diego County; an additional 143,800 affordable rental units are needed to meet demand.

### Public Housing (NA-35)

- The San Diego Housing Commission administers approximately 15,000 housing choice vouchers.
- The waitlist for voucher applicants contains 91,644 families as of 2018 and the expected wait for each applicant is approximately ten to twelve years.

### Homeless Needs (NA-40)

- The 2018 Point-in-Time count found that 4,912 homeless persons were living in the City, representing 57.3% of all homeless people counted in the County. This represents a 6% reduction in homelessness from the previous year and a 14% reduction from the previous Consolidated Plan (5,733 individuals).
- The number of people living in hand-built structures (e.g., tents) dropped by 45% between 2017 and 2018.
- Countywide, the number of sheltered chronically homeless person rose by 98%, due in large part to opening temporary year-around three bridge shelters.

### Executive Summary: Additional text for Summary

### Non-Homeless Special Needs (NA 45)

- The HIV epidemic is geographically concentrated in the City of San Diego. In San Diego County, 2,399 residents were diagnosed with HIV in 2013-2017 and there were 13,876 persons living with HIV disease in the county in 2017.
- Elderly households are more likely to be low-income due to living on a fixed income, with 28% of households containing at least one individual 62 years or older. Additionally, elderly households are more likely to be disabled, with 72% of the elderly ages 65 or older considered disabled, compared to 9% of the overall City population.
- Only 33% of all working-age (18-64 years) individuals with a disability are in the workforce, an 8% reduction from the previous Consolidated Plan (41%).
- Veterans constitute 9% of the City's population over the age of eighteen. Veterans have a higher education and median incomes as compared to nonveterans. However, this population experiences significant unemployment and homelessness rates as compared to the non-veteran population.
- Large households have special housing needs due to needing a higher number of bedrooms and may be at-risk of overcrowding. Approximately 9% (42,580 households) of the City's population are considered large household and are more likely to be considered low-income with 52% earn up to 80% AMI.
- Almost three-quarters of single-parent households are headed by women (72%) and disproportionately experience poverty (36%) as compared to married couples (9%).
- Approximately 486,000 individuals experience food insecurity in San Diego County, with an additional 185,000 individuals at-risk. One in five individuals are either food insecure or at-risk of being food insecure in the region.

#### **Non-Housing Community Development Needs (NA-50)**

- Smart City Initiatives, Water recycling, Optimize timing of streetlights based on traffic demand, Broadband internet access for community
- Public Facility and Infrastructure Needs, Public parks, Sidewalks, Recreation and community centers
- Community Development and Public Service, Employment and workforce development programs, Youth workforce development programs, Employment re-entry services (for individuals recently released from incarceration)
- Economic Development, Job creation and small business grants, Storefront improvement programs, Grants for small businesses

### **3. Evaluation of past performance**

The City is responsible for ensuring compliance with all rules and regulations associated with the four [\(three beginning in FY 2021\)](#) HUD entitlement grant programs [\(CDBG, HOME, ESG and HOPWA\)](#) in FY 2020 and three grant programs (CDBG, HOME, and ESG) in FY 2021-FY 2024. The City's Annual Action Plans and Consolidated Annual Performance and Evaluation Reports (CAPERs) have provided many

details about the innovations, projects and programs completed by the City over the past five years. In addition, it is making great strides in modeling and institutionalizing the tenets of review, reporting, evaluation and transparency.

The City recognizes that the evaluation of past performance is critical to ensuring the City and its subrecipients are implementing activities effectively and that those activities align with the City's overall strategies and goals. The performance of programs and systems are evaluated on a regular basis.

In the last Consolidated Plan (FY 2015-2019), the City continued to receive and consider recommendations of the Consolidated Plan Advisory Board (CPAB); updated City Council Policy 700-02, which governs CDBG investments in the City; and streamlined the Request for Proposals (RFP) process. These initiatives have been very successful for the City and will continue to be utilized in the FY 2020-2024 Consolidated Plan.

#### **4. Summary of citizen participation process and consultation process**

The City's outreach and consultation strategies included the formation of community outreach partnerships with housing, service, and mental health providers; workforce developers; community advocates; and others. Partnership members informed their clients and program beneficiaries that an important planning process was being undertaken and encouraged active participation by beneficiaries. Community outreach partnerships were also forged with elected leaders, community planners, businesses, public agencies and departments (City and region) to spread the word about the Consolidated Planning process.

A Community Needs Survey was conducted to solicit input from resident and workers in the City of San Diego. Respondents were informed that the City was updating the Consolidated Plan for federal funds that primarily serve low-to moderate-income residents and areas. The questionnaire polled respondents about the level of need in their respective neighborhoods for various types of improvements that can potentially be addressed using entitlement funds. A total of 1,237 survey responses were collected in six different languages: English, Spanish, Tagalog, Vietnamese, Mandarin, and Arabic.

Eight Consolidated Plan Community Forums were conducted to introduce the City's Five-Year Consolidated Plan and federal programs, and to solicit input from resident and workers in the City on the level of need for various types of improvements that can potentially be addressed by the Consolidated Plan. The forums were held primarily in low-to moderate-income communities and sought to obtain broad input from the City's diverse communities. To promote attendance at the forums, targeted social media posts were completed to reach a broader audience.

#### **5. Summary of public comments**

Qualitative feedback collected through the community survey, community forums, and stakeholder meetings provided insight into priority need from the entitlement grant beneficiary perspective. Top priority needs were identified as:

- Development of affordable housing
- Maintenance of owner-occupied housing
- Affordable housing access and stability
- Homelessness and supportive services
- Public services
- Public improvements and infrastructure
- Economic development
- Workforce development
- Nonprofit facility improvements
- Housing and support for individual living with HIV/AIDS

The Citizen Participation process is described in greater detail in PR-15 Citizen Participation. Feedback received during the public comment period between April 5, 2019 and May 4, 2019 will be summarized following the closing of that period.

## **6. Summary of comments or views not accepted and the reasons for not accepting them**

All comments received were incorporated into the Consolidated Plan and can be found in Attachment A: Citizen Participation Comments.

## **7. Summary**

Not applicable

## The Process

### PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

#### 1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	SAN DIEGO	Economic Development
HOPWA Administrator	SAN DIEGO	Department of Housing & Community Development
HOME Administrator	SAN DIEGO	SDHC-Economic Development
ESG Administrator	SAN DIEGO	SDHC-Economic Development

Table 2 – Responsible Agencies

#### Narrative

The City of San Diego's Community Development Division in the Economic Development Department is the lead agency and responsible for HUD entitlement grants which include the Community Development Block Grant Program (CDBG), the HOME Investment Partnerships Program (HOME), the Emergency Solutions Grants Program (ESG), and the Housing Opportunities for Persons with AIDS Program (HOPWA). The Economic Development Department is also responsible for the preparation of the Consolidated Plan, Annual Action Plans, and Consolidated Annual Performance Evaluation Reports (CAPER).

The San Diego Housing Commission (Housing Commission) administers the HOME Investment Partnerships Program (HOME) on behalf of the City. HOME is the largest federal block grant to state and local governments designed exclusively to create affordable housing for low-income households. The intent of HOME is to provide decent affordable housing to lower-income households, expand the capacity of non-profit housing providers, strengthen the ability of state and local governments to provide housing, and leverage private sector participation in housing projects.

The Housing Commission is also the subrecipient and administrator for ESG on behalf of the City. ESG supports outreach to and shelters for homeless individuals and families. ESG also supports programs that prevent homelessness.

During the first year of the Consolidated Plan, the County of San Diego (County) will be the subrecipient and administrator for HOPWA on behalf of the City. The City and County ~~anticipate have~~ entered into an agreement designating the County as the City's alternative grantee for HOPWA in years two through



five of the Consolidated Plan. HOPWA is an entitlement grant program that assists local communities in developing affordable housing opportunities and related supportive services for low-income persons living with HIV/AIDS and their families. HOPWA-eligible activities include affordable housing, rental subsidies, support services, information and referral, resource identification, technical assistance, and administration expenses.

### **Consolidated Plan Public Contact Information**

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## PR-10 Consultation – 91.100, 91.110, 91.200(b), 91.300(b), 91.215(I) and 91.315(I)

### 1. Introduction

**Provide a concise summary of the jurisdiction’s activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(I)).**

In partnership with LeSar Development Consultants (LDC), the city launched an in-depth and collaborative effort to consult with elected officials, City departments, community stakeholders, and beneficiaries of entitlement programs to inform and develop the priorities and strategies contained within this five-year plan.

The City’s outreach and consultation strategies included the formation of community outreach partnerships with housing, service, and mental health providers; workforce developers; community advocates; and others. It also encouraged elected leaders, community planners, businesses, public agencies and departments to spread the word about the Consolidated Planning process. The Citizen Participation process is described in greater detail in PR-15 Citizen Participation.

#### Stakeholder Meetings

The City conducted comprehensive outreach to key organizations to enhance coordination and discuss new approaches and efficiencies with public and assisted housing providers, private and governmental health, mental health and service agencies, and stakeholders that utilize funding for eligible activities, projects and programs. These organizations include:

- Consolidated Plan Advisory Board (CPAB)
- Regional Task Force on the Homeless
- City Heights Community and Economic Development entitlement grantees
- Downtown Community Planning Council
- San Diego Refugee Forum

The City also conducted two focus groups comprised entirely of representatives from nonprofits.

**Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness**

In January 2017, the Regional Task Force on the Homeless (RTFH) merged with the San Diego Regional Continuum of Care Council (RCCC) to become the region’s Continuum of Care. The retooled RTFH is a

major stakeholder in addressing homelessness throughout the region and its relationship with the City and other jurisdictions in the region is becoming more and more impactful.

The City is an active member of the RTFH, with a City Councilmember currently serving as the RTFH Governance Board chair. The City consistently maintains its general membership voting privileges, as well, with representation from the Mayor's office, City Council offices, the Performance & Analytics Department and the Economic Development Department. The RTFH meets on a monthly basis to identify gaps in homeless services, establish funding priorities, and to pursue an overall systematic approach to address homelessness. During these meetings, jurisdictions consult with the RTFH to develop cooperative plans and strategies that leverage resources to provide emergency shelter and rapid re-housing services. The City's participation in this forum ensures that the City's efforts to address homelessness using HUD entitlement funds and other resources are aligned with the region's priorities and respond to the most critical needs.

**Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS**

**Allocating Funds**

Consultations with the RTFH help allocate ESG funds by assisting the City and the Housing Commission, on behalf of the City, to coordinate the prioritization and use of resources. It allows the Housing Commission to design programs that distribute funds in an efficient manner and in accordance with HUD and local guidelines.

**Setting Performance Outcomes**

The RTFH assists in setting standards for what outcomes homeless programs should accomplish during their contract period. Consultations with the RTFH allow for an open dialog to discuss how to establish performance measures that benefit the broader goals of the region. In doing so, the City and the Housing Commission, on behalf of the City, is informed of the ESG standards and best practice outcomes and is able to incorporate these goals when negotiating contracts with subrecipients.

**Operating and Administering Homeless Management Information System (HMIS)**

The RTFH serves as the HMIS Lead Agency in San Diego. It sets policy, performs executive functions and provides strategic direction and oversight for San Diego's HMIS. It also oversees technical design, implementation and operation of the HMIS to ensure that the system is fully understood and appropriately utilized by all parties in the CoC. RTFH staff manage day-to-day system operations, monitor and enhance functionality of the database, and provide training and technical support for all HMIS users. The HMIS enables providers to better manage client data, coordinate services, guide resource allocation and streamline service delivery. The HMIS was crucial to San Diego's implementation

of a Coordinated Entry System, through which the community has been able to coordinate and streamline the process of finding housing for homeless individuals and families, with the goal of housing the most vulnerable people first.

**2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities**

**Table 3 – Agencies, groups, organizations who participated**

1	<b>Agency/Group/Organization</b>	CITY HEIGHTS COMMUNITY DEVELOPMENT CORPORATION
	<b>Agency/Group/Organization Type</b>	Services-Employment Neighborhood Organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Economic Development
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Stakeholder engagement meeting
2	<b>Agency/Group/Organization</b>	Consolidated Plan Advisory Board (CPAB)
	<b>Agency/Group/Organization Type</b>	Other government - Local Business and Civic Leaders
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Stakeholder engagement meeting
3	<b>Agency/Group/Organization</b>	Councilmember David Alvarez
	<b>Agency/Group/Organization Type</b>	Other government - Local Civic Leaders

	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Economic Development Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Memorandum
4	<b>Agency/Group/Organization</b>	Council President Georgette Gomez
	<b>Agency/Group/Organization Type</b>	Other government - Local Civic Leaders
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Economic Development Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Memorandum
5	<b>Agency/Group/Organization</b>	Councilmember Monica Montgomery
	<b>Agency/Group/Organization Type</b>	Other government - Local Civic Leaders
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Economic Development Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Memorandum
6	<b>Agency/Group/Organization</b>	Councilmember Myrtle Cole
	<b>Agency/Group/Organization Type</b>	Other government - Local Civic Leaders
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Economic Development Market Analysis

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Memorandum
7	<b>Agency/Group/Organization</b>	Councilmember Vivian Moreno
	<b>Agency/Group/Organization Type</b>	Other government - Local Civic Leaders
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Economic Development Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	
8	<b>Agency/Group/Organization</b>	COUNTY OF SAN DIEGO HCD
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services - Victims Health Agency Other government - County
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Homelessness Strategy HOPWA Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Continuous consultation on Consolidated Plan narrative

9	<b>Agency/Group/Organization</b>	Downtown Community Planning Council
	<b>Agency/Group/Organization Type</b>	Services-homeless Planning organization
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Stakeholder engagement meeting
10	<b>Agency/Group/Organization</b>	Regional Task Force on the Homeless, Inc
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Stakeholder engagement meeting and input on Consolidated Plan
11	<b>Agency/Group/Organization</b>	SAN DIEGO HOUSING COMMISSION
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-homeless Planning organization



	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Continuous consultation on Consolidated Plan
12	<b>Agency/Group/Organization</b>	San Diego Regional Chamber of Commerce
	<b>Agency/Group/Organization Type</b>	Regional organization Planning organization Business and Civic Leaders
	<b>What section of the Plan was addressed by Consultation?</b>	Economic Development Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Continuous consultation on Consolidated Plan
13	<b>Agency/Group/Organization</b>	San Diego Regional Economic Development Corporation
	<b>Agency/Group/Organization Type</b>	Regional organization Planning organization Business and Civic Leaders
	<b>What section of the Plan was addressed by Consultation?</b>	Economic Development Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Continuous consultation on Consolidated Plan
14	<b>Agency/Group/Organization</b>	San Diego Refugee Forum
	<b>Agency/Group/Organization Type</b>	Refugee services

	<b>What section of the Plan was addressed by Consultation?</b>	Anti-poverty Strategy Refugee services
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Stakeholder engagement meeting

**Identify any Agency Types not consulted and provide rationale for not consulting**

Not applicable

**Other local/regional/state/federal planning efforts considered when preparing the Plan**

<b>Name of Plan</b>	<b>Lead Organization</b>	<b>How do the goals of your Strategic Plan overlap with the goals of each plan?</b>
Continuum of Care		

**Table 4 – Other local / regional / federal planning efforts**

**Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(l))**

In July and August 2018, the City launched an in-depth and collaborative effort to consult with key organizational stakeholders of entitlement programs and other key personnel to inform and develop the priorities and strategies contained within this five-year plan. In total, the City held eight stakeholder meetings with 118 people in attendance. The City also was in continuous consultations with many other organizations and officials. Below is a comprehensive list of all organizational participants:

**Narrative (optional):**

## PR-15 Citizen Participation – 91.105, 91.115, 91.200(c) and 91.300(c)

### 1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting

#### Community Survey

A Community Needs Survey was conducted to solicit input from residents and workers in the City of San Diego. Respondents were informed that the City was updating the Consolidated Plan for federal funds that primarily serve LMI residents and areas. The questionnaire polled respondents about the level of need in their respective neighborhoods for various types of improvements that can potentially be addressed using entitlement funds. A total of 1,237 survey responses were collected in six different languages: English, Spanish, Tagalog, Vietnamese, Mandarin, and Arabic.

#### Community Partners

The Consolidated Plan was informed by numerous community partners, including the County, RTFH, the Housing Commission, and many others. These organizations helped the City notify the community of the City's Consolidated Planning process and informed the Needs Assessment and Strategic Plan of the Consolidated Plan. A full list of outreach and partners is attached as Table PR-10.1: Agencies, Groups, and Organizations.

#### Community Forums

Eight Consolidated Plan Community Forums were conducted to introduce the City's Five-Year Consolidated Plan and federal programs, and to solicit input from residents and workers in the City on the level of need for various types of improvements that can potentially be addressed by the Consolidated Plan.

#### Forum Structure

The forums engaged the community through an introductory presentation on the Consolidated Plan, how it functions, and its applicability and impact to San Diego. The presentation was followed by a series of facilitated small group discussions.

### Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Meeting	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish</p> <p>Persons with disabilities</p> <p>Residents of Public and Assisted Housing</p>	226 community members in attendance at eight community forums located in LMI neighborhoods in the City.	Affordable housing, economic development, and housing and support for people experiencing homelessness.	Not applicable	

**Table 5 – Citizen Participation Outreach**

## Needs Assessment

### NA-05 Overview

#### Needs Assessment Overview

San Diego has a population of just over 1.35 million people, making it the eighth largest city in the United States and the second most populous in California. Since 2000, San Diego has seen a population growth of over 130,000 new residents and over that same period 60,000 new housing units have been constructed. With this growth in population and housing, employment numbers have also kept pace. San Diego has seen impressive growth in the economic sectors of transportation, utilities, technology and scientific services, and healthcare, among others. This growth has been the catalyst for an unemployment rate of 3.3%, a 17-year low. The San Diego region has also seen the largest growth in wages and personal income growth at 5.4%, according to the United States Census Bureau.

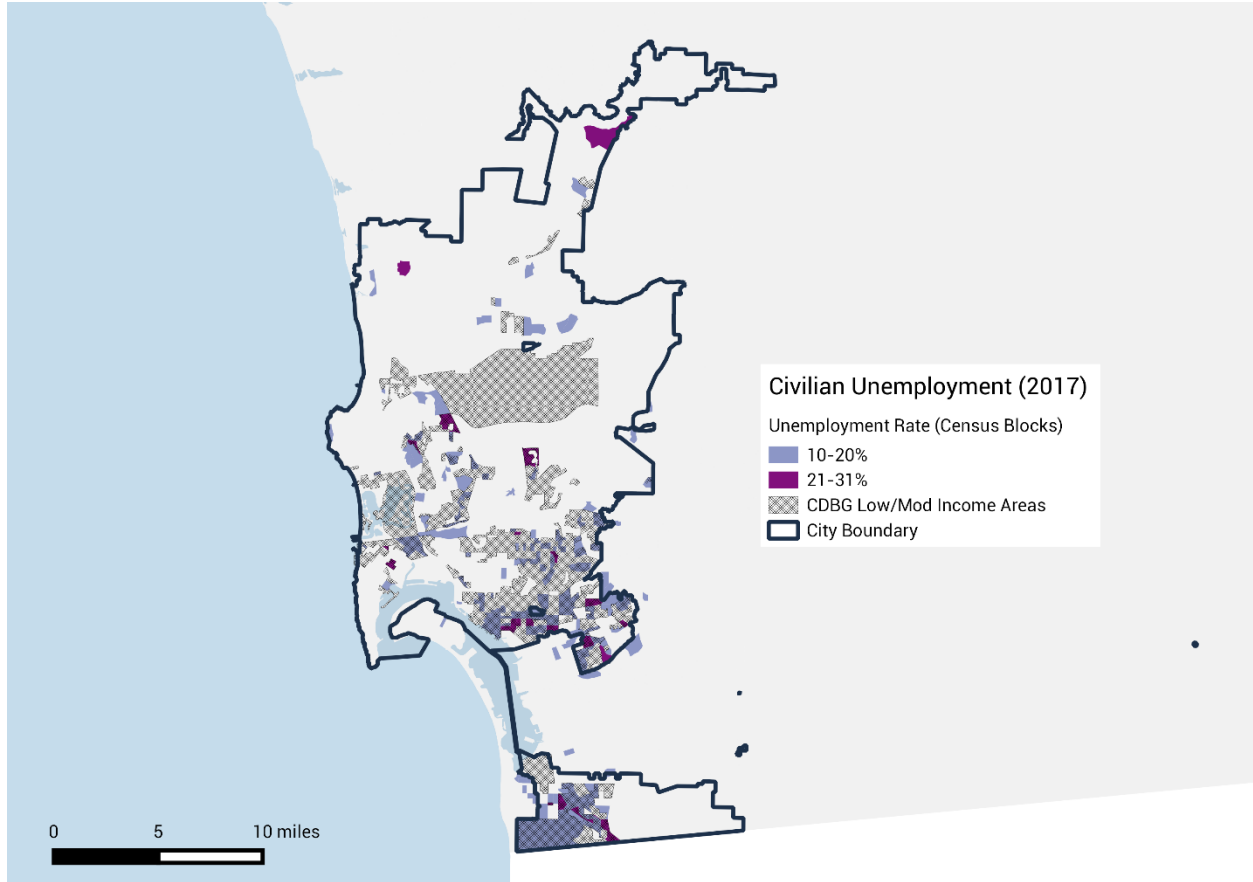
However, these economic gains have not been equitably distributed to all earners throughout San Diego. Neighborhoods with higher concentrations of census tracts with at least 51% low- and moderate-income persons – a standard for qualifying for CDBG funding — tend to have a higher concentration of high unemployment. Figure 01 depicts how civilian unemployment rates relate to low- and moderate-income census tracts (2017 ACS Data).

Similarly, Figure NA-02 shows all census tracts in San Diego where the majority of households earn less than the area median income of \$52,000. Many of these census tracts are within the City Heights, Mountain View, Encanto, Skyline, and Logan Heights neighborhoods in the central and southeast region of the city. These communities form most of the HUD-designated San Diego Promise Zone and are outlined in Figure 02.

These neighborhoods also include a higher proportion of CDBG Low-and Moderate- Income census tracts and block groups. Household income is an excellent indicator of financial stability: higher household income is associated with better economic outcomes. This concentration of low median household income reveals that there is a geographic component to wealth and income disparities.

Figure 03 shows that central and Southeast San Diego are also home to census tracts with high concentrations of households that earn just 25% or less of the area median income.

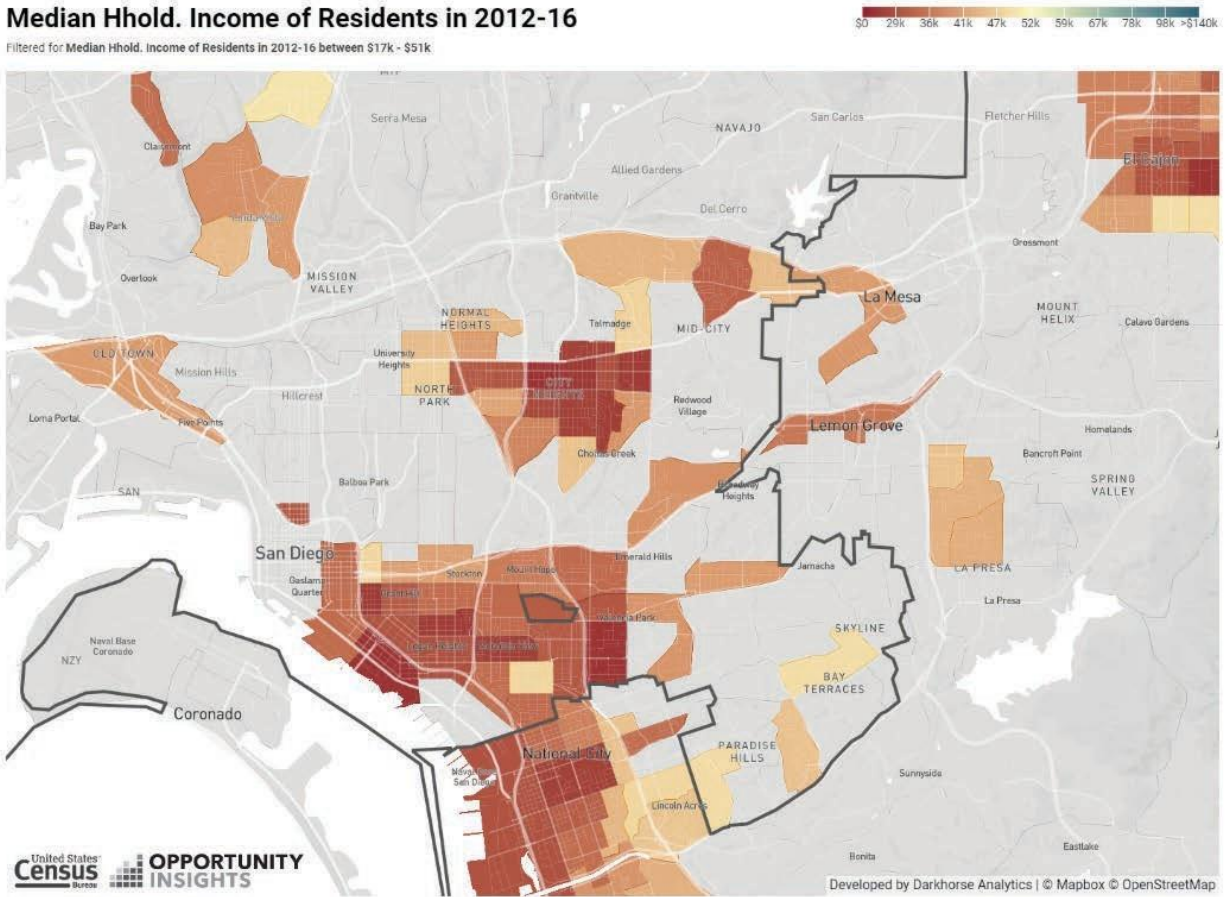
Figure 04 below displays the census tracts in San Diego that have households earning 10% or less of the area median income. Similar to Figures 01 and 02 above, this map shows poverty is concentrated in census tracts that are primarily centered in central and Southeast San Diego, along with San Ysidro.



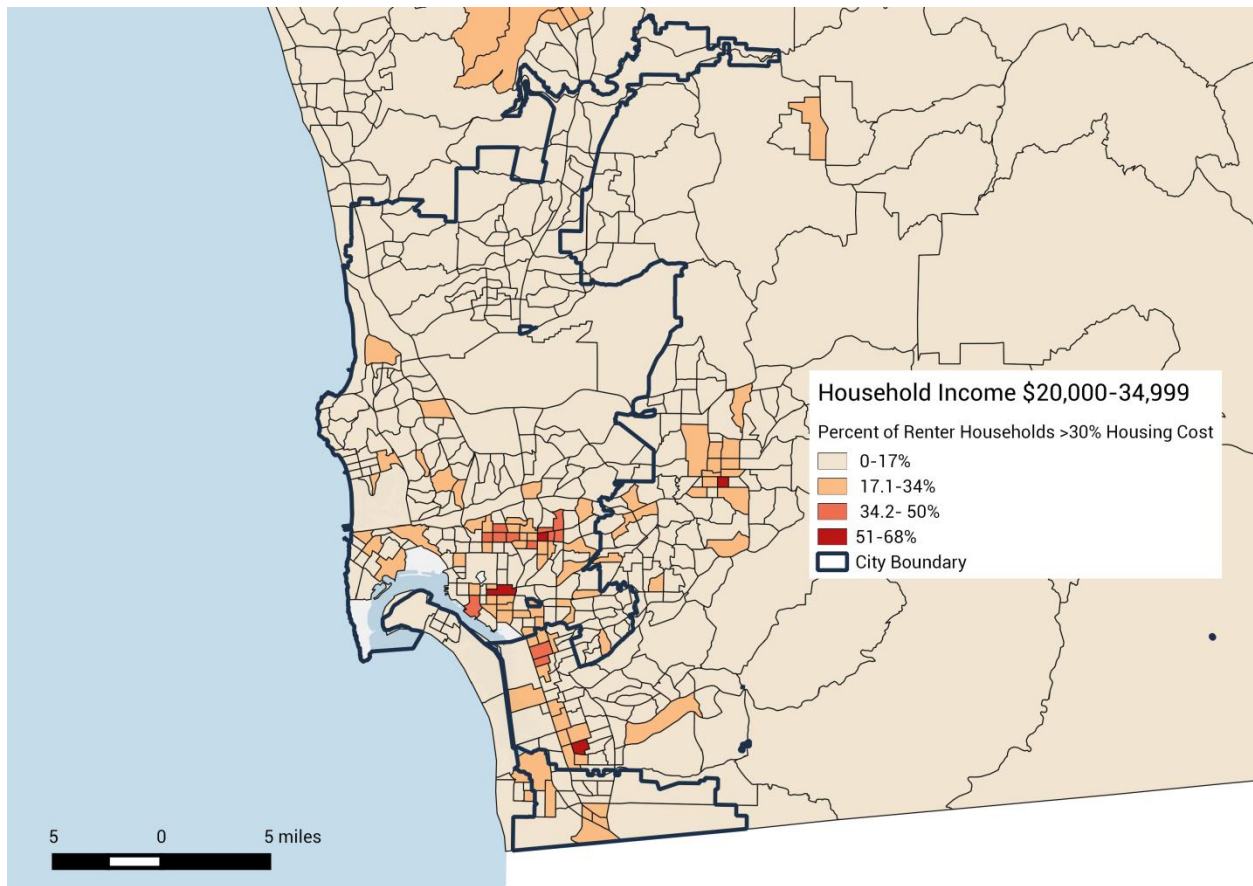
NA-05 Figure 1: Civilian Unemployment

## Median Hhold. Income of Residents in 2012-16

Filtered for Median Hhold. Income of Residents in 2012-16 between \$17k - \$51k



NA-05 Figure 3: Income of Residents



**NA-05 Figure 4: Housing Cost Burden**

### **Housing Overview 1**

Housing costs have increased for all households since 2008, but their negative impacts are concentrated in central and Southeast San Diego, which contains many of the City's LMI census tracts. Figure 04 depicts this geographic distribution. An updated look across income levels also reveals these areas also have a higher concentration of households spending paying beyond 30% of their income into housing, based on ACS 2012-2017 estimates. As a result, community development needs are significant, with solutions needed that are cross-cutting and complex. The City of San Diego is tasked with determining the areas of greatest need and then leveraging federal resources, such as the Promise Zone designation, to make community investment resulting in the greatest amount of impact possible. This Needs Assessment section will outline the data supporting the housing needs of the City and will be used as justification for the City's Strategic Plan and Priority Needs discussed later in this document.

Below is an overview of the *Needs Assessment*; more detail is included in each corresponding section:

### **NA -10 Housing Needs**



- Of all low-income renter households, 26% are cost burdened and 39% are severely cost burdened.
- Of all low-income homeowner households, nearly a quarter (22%) are cost burdened and over a third (37%) are severely cost burdened.
- There are approximately 46,000 affordable and available units in San Diego County; an additional 143,800 affordable rental units are needed to meet demand.

#### NA-15 Disproportionately Greater Need: Housing Problems

- Asian/Pacific Islander households earning 0-30% AMI experience disproportionately greater housing needs as compared to those households within the same income bracket.
- 78.6% of all households earning 0-30% AMI experienced a housing problem.

#### NA-20 Disproportionately Greater Need: Severe Housing Problems

- There are two instances of disproportionate greater housing needs among those experiencing severe housing problems: Pacific Islander households earning 30-50% AMI and Pacific Islander households earning 80-100% AMI

#### NA-25 Disproportionately Greater Need: Housing Cost Burden

- There are two instances of disproportionate greater housing needs among those households experiencing cost burden: 52.7% of Black/African American households are spending more than 30% of their income on housing costs. 53.07% of Hispanic households are spending more than 30% of their income on housing costs.

### Housing Overview 2

#### NA-35 Public Housing

- The Housing Commission administers approximately 15,000 housing choice vouchers.
- The waitlist for voucher applicants contains 91,644 families as of 2018 and the expected wait for each applicant is approximately 10-12 years.

#### NA-40 Homeless Needs

- The 2018 Point-in-Time count found that 4,912 homeless persons were living in the City, representing 57.3% of all homeless people counted in the County. This represents a 6% reduction in homelessness from the previous year and a 14% reduction from the previous Consolidated Plan (5,733 individuals).
- The number of people living in hand-built structures dropped by 45% between 2017 and 2018.

- Countywide, the number of sheltered chronically homeless person rose by 98%, due in large part to opening temporary year-around 3 bridge shelters.

#### NA 45 Non-Homeless Special Needs

- The HIV epidemic is geographically concentrated in the City of San Diego. In San Diego County, 2,399 residents were diagnosed with HIV in 2013-2017 and there were 13,876 persons living with HIV disease in the county in 2017.
- Elderly households are more likely to be low-income due to living on a fixed income, with 28% of households containing at least one individual 62 years or older. Additionally, elderly households are more likely to be disabled, with 72% of the elderly ages 65 or older considered disabled, compared to 9% of the overall City population.
- Only 33% of all working-age (18-64 years) individuals with a disability are in the workforce, an 8% reduction from the previous Con Plan (41%).
- Veterans constitute 9% of the City's population over the age of eighteen. Veterans have a higher education and median incomes as compared to nonveterans. However, this population experiences significant unemployment and homelessness rates as compared to the non-veteran population.
- Large households have special housing needs due to needing a higher number of bedrooms and may be at-risk of overcrowding. Approximately 9% (42,580 households) of the City's population are considered large household and are more likely to be considered low-income with 52% earn up to 80% AMI.
- Almost three-quarters of single-parent households are headed by women (72%) and disproportionately experience poverty (36%) as compared to married couples (9%).
- Approximately 486,000 individuals experience food insecurity in San Diego County, with an additional 185,000 individuals at-risk. One in five individuals are either food insecure or at-risk of being food insecure in the region.

#### Housing Overview 3

##### NA-50 Non-Housing Community Development Needs

- Public forums, resident surveys, and focus groups were held to gather public input in the development of community development needs and priorities.
- Common themes regarding community development needs identified with the survey were: Smart City Initiatives, Water recycling, Optimize timing of streetlights based on traffic demand, Broadband internet access for community, Public Facility and Infrastructure Needs, Public parks, Sidewalks, Recreation and community centers, Community Development and Public Service, Employment and workforce development programs, Youth workforce development programs, Employment re-entry services (for individuals recently released from incarceration)Economic Development, Job creation and small business grants, Storefront improvement programs, Grants for small businesses

## NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)

### Summary of Housing Needs

#### Housing Problems and Severe Housing Problems

The four housing problems outlined in the data and narrative below are defined in narrow terms as follows:

1. Substandard Housing – Lacking complete kitchen facilities, A complete kitchen consists of a sink with a faucet, a stove or range, and a refrigerator
2. Substandard Housing – Lacking complete plumbing facilities, Complete plumbing consists of hot and cold running water, a flush toilet, and a bathtub or shower
3. Cost Burden – Cost burden greater than 30% of income
4. Overcrowding – More than one person per room

The four severe housing problems are similar, but have two distinct differences in the definitions for cost burden and overcrowding:

1. Substandard Housing – Lacking complete kitchen facilities, A complete kitchen consists of a sink with a faucet, a stove or range, and a refrigerator
2. Substandard Housing – Lacking complete plumbing facilities, Complete plumbing consists of hot and cold running water, a flush toilet, and a bathtub or shower
3. Cost Burden – Cost burden greater than 50% of income
4. Overcrowding – More than 1.5 persons per room

Much of the data in the Needs Assessment and Housing Market Analysis sections reference the 2011-2015 American Community Survey data. The following outlines income categories used in this report.

- Extremely Low Income = 0-30% Area Median Income (AMI)
- Very Low-Income = 30-50% AMI
- Low-Income = 50-80% AMI
- Moderate-Income = 80%-120% AMI
- Median Income = 100% AMI

Below are the income limits that correlate to the tables outlined in the Needs Assessment and Housing Market Analysis.

Demographics	Base Year: 2000	Most Recent Year: 2016	% Change
Population	1,223,400	1,419,516	16%
Households	450,691	490,219	9%

Demographics	Base Year: 2000	Most Recent Year: 2016	% Change
Median Income	\$56,300.00	\$71,481.00	27%

**Table 6 - Housing Needs Assessment Demographics**

**Alternate Data Source Name:**

2011-2015 CHAS

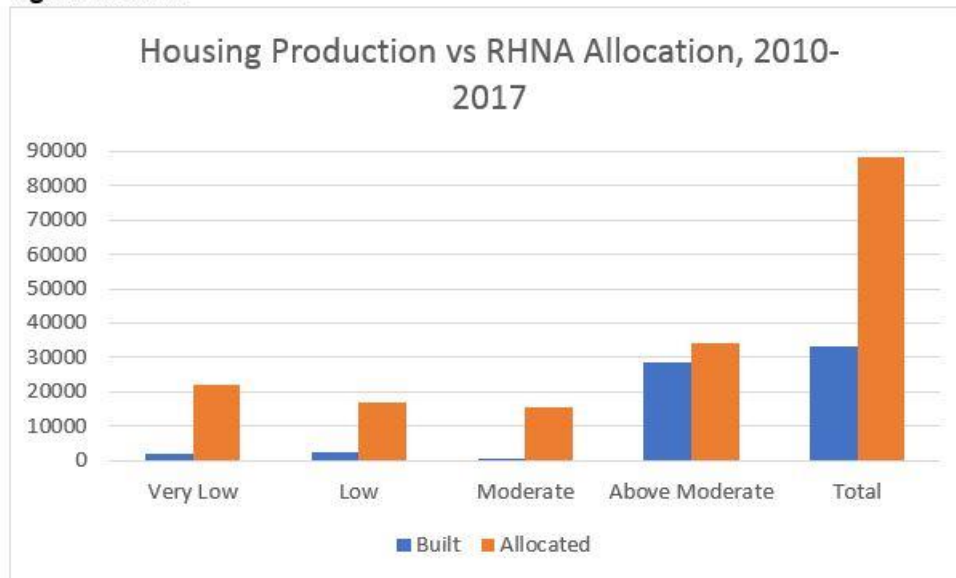
**Data Source Comments:**

## NA-10 TEXT 1

The City of San Diego is responsible for much of the County's growth between 2000 and 2015. Of the nearly 410,000 people coming to the County during that time, 137,000 (33%) have settled in the City. Along with this population growth, the City grew by 61,419 new housing units, whereas the County added 154,345 new units – meaning San Diego accounts for about 40% of all new housing units added in San Diego County between 2000 and 2015. It is important to note here the growth in population has far outpaced the growth in new housing units. Indicative of a tight housing market this mismatch of growth trends leads to increased costs, which affect those households with the lowest income the most.

The Regional Housing Needs Allocation, determined by the San Diego Association of Governments (SANDAG), sets the amount of housing each jurisdiction must plan to accommodate. Figure NA-10.1 illustrates the housing deficit in the City of San Diego.

**Figure NA-10.1**



Source: Annual Housing Inventory Report, City of San Diego

## NA-10 Housing Production vs RHNA Allocation

## NA-10 TEXT 2

While neither the City nor the County have yet returned to prior income levels before the 2008 recession, the City has fared better than the County as a whole. In 2016, both the County and City had roughly the same median household income of \$70,824 and \$71,481, respectively. Additionally, the City of San Diego passed the Earned Sick Leave and Minimum Wage ordinance in 2016. This requires that employees working in the City receive a livable minimum wage to enable the ability to support and care for their families. This has resulted in an annual minimum wage increase from 2016 through 2019 by \$1.50 to be \$12.00. Beginning in 2019, the minimum wage will be increased by the prior year's cost of living increase. Even with the positive changes to minimum wage and the increase in median household income wage growth has not kept pace with the demands that population growth puts on housing prices.

Because the City has fared better economically than the County in most indicators following the 2008 recession, median home values and median rent in the City of San Diego rebounded rather quickly. According to Zillow, median sale price hit a low in 2009 near \$265,000 rising to over \$500,000 in 2016 (by May 2018, it had reached \$623,700).

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#### Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	73,545	56,915	79,470	46,685	228,480
Small Family Households	22,950	19,360	30,195	17,680	107,760
Large Family Households	5,945	7,095	9,135	4,620	15,785

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Household contains at least one person 62-74 years of age	12,460	10,665	14,020	8,115	40,250
Household contains at least one person age 75 or older	9,680	8,565	9,125	4,585	15,440
Households with one or more children 6 years old or younger	12,860	11,090	13,145	7,105	32,320

**Table 7 - Total Households Table**

Alternate Data Source Name:

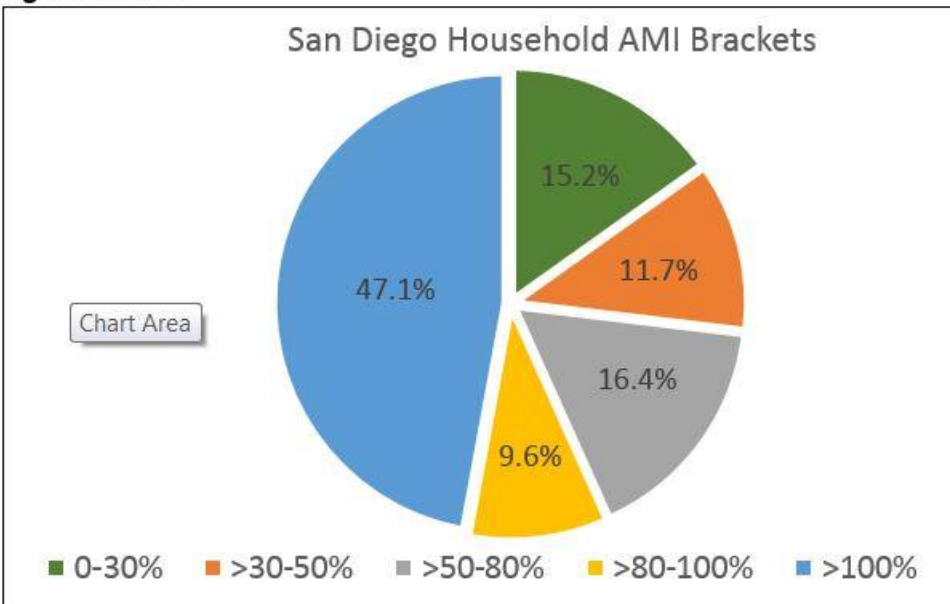
2011-2015 CHAS

Data Source Comments:

### NA-10 TEXT 3

Most households in San Diego are small-family households, or those with two to four members. Nearly 16% of all households in San Diego have one or more children six years old or younger, while more than a quarter (28%) of San Diego households have someone 62-years old or older. Of the 485,000 households in San Diego, just under half are earning the median income or more, while 26.9% of all households in San Diego earn 50% of median income or less.

**Figure NA-10.2**



### NA-10 COSD Household AMI Brackets

## Housing Needs Summary Tables

### 1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	1,230	815	680	235	2,960	120	105	170	20	415
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	2,580	1,805	1,780	645	6,810	185	140	575	215	1,115
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	4,955	4,095	3,040	1,275	13,365	220	670	1,235	600	2,725
Housing cost burden greater than 50% of income (and none of the above problems)	32,640	16,620	6,955	830	57,045	9,305	7,060	7,505	2,995	26,865

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Housing cost burden greater than 30% of income (and none of the above problems)	4,460	12,215	21,060	8,910	46,645	2,120	3,630	8,320	6,610	20,680
Zero/negative Income (and none of the above problems)	6,225	0	0	0	6,225	1,675	0	0	0	1,675

Table 8 – Housing Problems Table

Alternate Data Source Name:

2011-2015 CHAS

Data Source

Comments:

**NA-10 TEXT 4**

Lower-income households have generally higher rates of housing problems, defined as houses that are:

1) Lacking complete kitchen facilities; 2) Lacking complete plumbing facilities; 3) Cost burden greater than 30% (share of income devoted to housing costs); and 4) More than one person per room (overcrowding).

Like most American Metropolitan areas, San Diego trends towards a majority renter city. According to Census data, 2012 was the first year in which a majority of San Diego's population resided in renter-occupied units. As of 2015, 53% of all households in San Diego are renter households while 47% are owner households. Of all households in San Diego, renter households are significantly more likely to be low moderate-income households. Of all households earning less than 80% AMI (\$64,800 for a family of four), 69% are renter households.

**NA-10 TEXT 5**

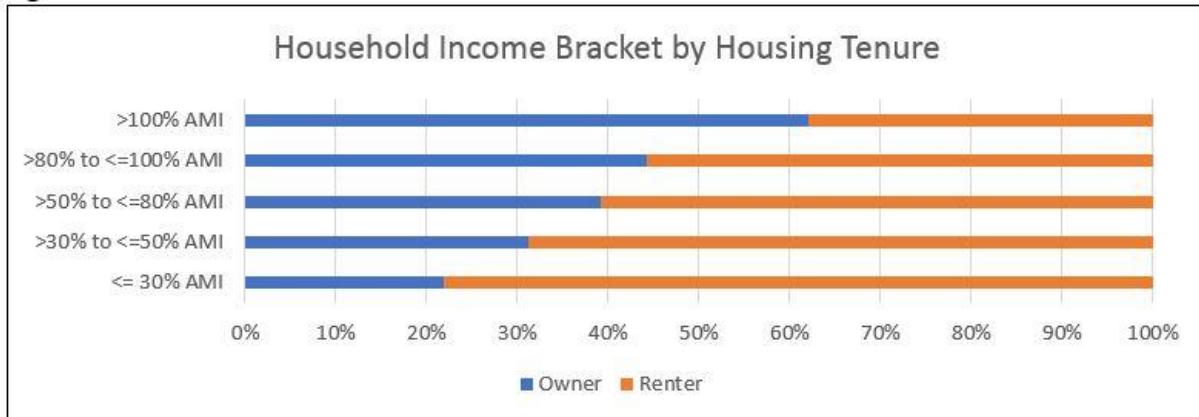
For both homeowners and renters, the most prevalent housing problems are cost burden and extreme cost burden. These rent burdens can in turn contribute to the other housing problems listed in the table above. A lack of affordability can contribute to overcrowding and less investment in the material condition of the home, leading to substandard housing.



Of all households in San Diego earning the median income or less, a large proportion is experiencing a cost burden (paying more than 30% of income on housing) or severe cost burden (paying more than 50%). Lower income renter households are disproportionately affected, 26% of these households are considered cost burdened (housing costs greater than 30% of income), while 39% are considered severely cost burdened (housing costs greater than 50% of income). A high housing cost burden itself puts financial stress on households, especially those that rent, but it also precludes households from spending on other necessities. Transportation, healthcare, and education are just a few things that cost burdened households may struggle to afford, which negatively impacts the ability to fully participate in consumer activities, including future homeownership

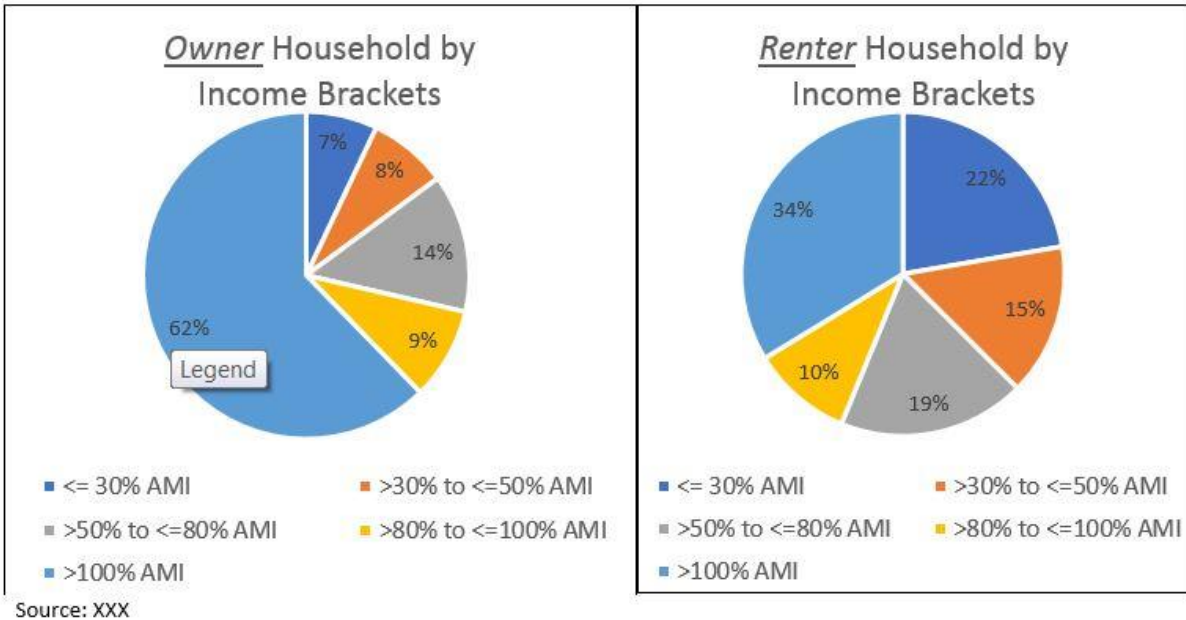
This is especially problematic within the San Diego Promise Zone (SDPZ), a HUD-designated area comprised entirely of CDBG-eligible census tracts in Southeast San Diego. In the SDPZ, 70% of households are renters, compared to about 54% for the City as a whole. The housing problems disproportionately affecting renters—cost burdens, overcrowding, and substandard housing—are even more prevalent in the SDPZ’s communities.

**Figure NA-10.3**



Source: XXX

#### NA-10 HH Income Bracket by Housing Tenure



#### NA-10 Owner/Renter HH by Income Bracket

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	45,865	35,545	33,515	11,895	126,820	11,950	11,600	17,810	10,435	51,795
Having none of four housing problems	5,370	3,595	14,825	14,095	37,885	2,460	6,175	13,320	10,260	32,215

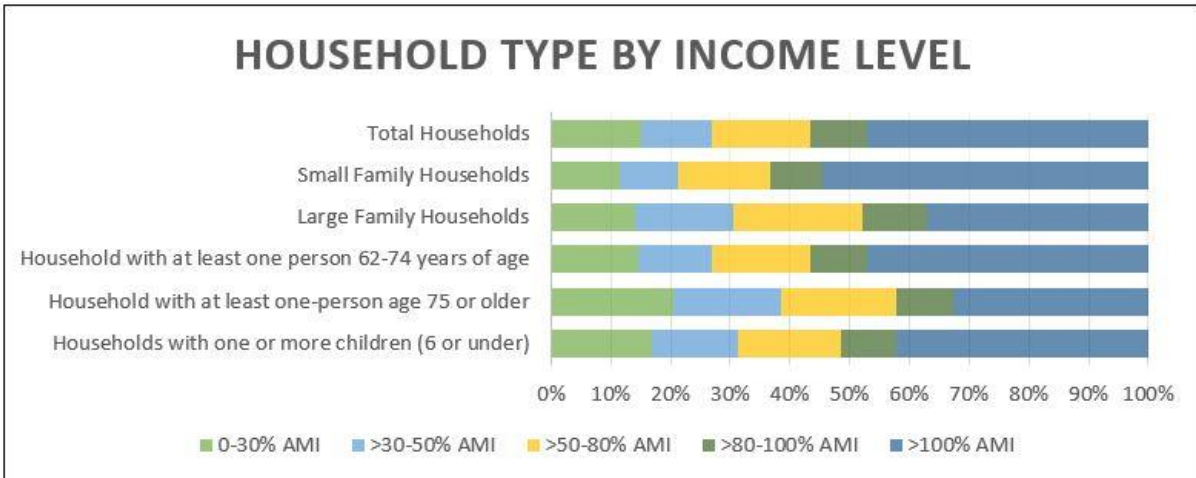
	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Household has negative income, but none of the other housing problems	6,225	0	0	0	6,225	1,675	0	0	0	1,675

**Table 9 – Housing Problems 2**

Alternate Data Source Name:  
2011-2015 CHAS  
Data Source  
Comments:

#### NA-10 TEXT 6

Seventy percent of all households earning less than median income have one or more housing problem. Within this income range, renter households (74%) are more likely to experience housing problems than owners (60%). Almost a third (32%) of all households in the City are low- or moderate-income households with at least one housing problem. This problem is more acute among lower incomes, with 83% of all very low-income households and 79% of extremely low-income households experience a housing problem. Low-incomes households often have limited financial resources to pay for housing upkeep, and often forego other paying for other needs – such as healthcare or food – to maintain stable housing.



Source: XXX

**NA-10 HH Type by Income Level****3. Cost Burden > 30%**

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	16,495	12,955	12,100	41,550	2,915	3,340	6,580	12,835
Large Related	5,255	4,345	2,600	12,200	165	1,385	2,210	3,760
Elderly	8,125	5,000	2,650	15,775	5,595	4,855	4,895	15,345
Other	14,990	11,975	12,490	39,455	2,705	1,750	3,020	7,475
Total need by income	44,865	34,275	29,840	108,980	11,380	11,330	16,705	39,415

**Table 10 – Cost Burden > 30%**

Alternate Data Source Name:

2011-2015 CHAS

Data Source

Comments:

**NA-10 TEXT 7**

Those households with income less than 80% AMI are more likely to rent than own; however, the rate at which households in both tenure types experience housing problems is relatively similar. Cost burden is overwhelmingly the most common housing problem experienced by both renter and owner households. Because this problem is inextricably linked to a household's financial situation, it is understandable that the less income a household has, the more likely it is to experience a housing cost burden.

Most of the cost burdened households are low- or moderate-income (LMI) households. Of all renter households that are cost burdened, 85% are LMI households; and of all owner households that are cost burdened, 52% are LMI households. The graph below outlines the number of households in San Diego experiencing cost burden at the 30% level. There are nearly three times as many renter households earning less than 80% AMI experiencing cost burden than there are owner households of the same income range. LMI renters therefore have a limited ability to fully participate in the broader economy, ultimately hindering their future economic mobility. In addition, cost-burdened households have little flexibility in affording healthcare, transportation, childcare, education, and a number of other basic because of this burden.

#### 4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	14,420	5,995	2,850	23,265	2,470	2,340	3,045	7,855
Large Related	4,425	1,500	290	6,215	85	845	415	1,345
Elderly	5,990	2,880	920	9,790	4,245	2,825	2,365	9,435
Other	14,190	7,715	3,065	24,970	2,400	1,350	1,830	5,580
Total need by income	39,025	18,090	7,125	64,240	9,200	7,360	7,655	24,215

**Table 11 – Cost Burden > 50%**

Alternate Data Source Name:

2011-2015 CHAS

Data Source

Comments:

#### NA-10 TEXT 8

Like those households experiencing 30% cost burden, lower income households are more likely to experience a severe cost burden as well. Similarly, the 50% cost burden is most felt by those renters, and even more specifically those renters with the least amount of income. As noted above this creates a dilemma for financially vulnerable families who may need to choose between making a rent payment rather than seeking medical attention, buying groceries, and numerous other needs.

Senior households make up a significant proportion of those owner households that experience cost burden. While senior households make up 14.5% of all renter households that experience cost burden, they make up 39% of all owner households that experience cost burden. Similarly, of those renter households experiencing severe cost burden, senior households make up 15%. The senior population

especially faces higher rates of cost burden amongst homeowners because they are often on fixed incomes due to retirement.

## 5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>										
Single family households	6,430	4,650	3,740	1,250	16,070	230	485	1,050	465	2,230
Multiple, unrelated family households	805	1,050	940	370	3,165	120	315	755	345	1,535
Other, non-family households	480	240	250	320	1,290	60	4	35	0	99
Total need by income	7,715	5,940	4,930	1,940	20,525	410	804	1,840	810	3,864

**Table 12 – Crowding Information – 1/2**

Alternate Data Source Name:  
2011-2015 CHAS  
Data Source  
Comments:

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present	11,790	9,455	9,350	30,595	1,070	1,635	3,795	6,500

**Table 13 – Crowding Information – 2/2**

Alternate Data Source Name:  
2011-2015 CHAS  
Data Source  
Comments:

## Describe the number and type of single person households in need of housing assistance.

The category of “Other” in the tables above include single person households and households of unrelated individuals. Of this category, San Diego does not collect specific data on single-person

households nor is this data provided by HUD in the eCon Planning Suite. To estimate the number of single person households in need of housing assistance, data was gathered from the American Community Survey 2011-2015.

Data indicate an estimated 194,555 non-family households (“Other”) in San Diego. Of those non-family households 138,119 (71%) are single-person households and 56,436 (29%) are unrelated persons living together. Single person households make up 40% of all households in San Diego, while family households (married, unmarried, or single parent with children) make up the other portion.

The calculations to follow combine renter and owner households. Applying the single person share of 71% to the “Other” category in the cost burdened tables above, we have calculated that approximately 33,320 single person households earning 80% AMI or less in the City are cost-burdened and may require some level of housing assistance. Also, among San Diego households there are an estimated 21,691 single-person households earning 80% AMI or less severely cost-burdened (housing cost greater than 50% of household income).

Because 29% of all San Diego households are single-person households, one can apply that portion to all income brackets and get an approximation of all cost burdened single person households in San Diego. With 202,955 total households cost burdened or severely cost burdened, applying the single person household portion of 29% the data estimates that there are 58,857 single person households in San Diego that are cost burdened. The issue of cost burden and severe cost burden on single person households increases in prevalence as household income decreases.

### **Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.**

There is not currently any HUD-supplied data that estimates the number of this population. However, an approximation can be made of the number of individuals living with a disability that may need housing assistance. Using 2015 American Community Survey data, there are 117,555 individuals in San Diego living with a disability, or 8.9% of the population. Those with disabilities trend towards being within the lower-income household designation, increasing their likelihood of needing housing assistance. The 2015 American Community Survey data indicates that 33.1% of households with a person living with a disability live at or below 150% of the poverty line.

In 2015 the federal poverty line was \$28,410 annually for a family of four; 150% of the poverty line for a family of four was \$42,615 annually. For a family of four living at 150% of the federal poverty line translates to 50% AMI in San Diego, which is considered a very low-income household. Looking as well at 2015 American Community Survey data, we see that approximately 25% of those persons over 18 living with a disability are employed. Median annual income for households with a person living with a disability is about two-thirds of a household where no earners have a disability. Because cost burden is closely correlated to household income, we can assume that many of these households with a person living with a disability experience housing cost burden.

According to the 2018 Point-In-Time Count, 5% of unsheltered homeless individuals (4,990) within the County of San Diego identified as survivors of domestic violence. The demographic survey modified the questions per HUD's guidance that, "the data reported on survivors of domestic violence should be limited the reporting to those who are currently experiencing homelessness because they are fleeing domestic violence, dating violence, sexual assault, or stalking, as opposed to reporting on survivors who have ever experienced these circumstances." The data for those experiencing domestic violence is historically underreported due to the stigma and fear of retaliation by the perpetrator. There are currently 393 temporary beds available to domestic violence survivors throughout the County of San Diego, highlighting the need for additional resources for this population.

### **What are the most common housing problems?**

The most common housing problem within the City of San Diego is cost burden, with 42% of all households paying more than 30% of their household income towards housing costs. Of those cost burdened households, 63% (127,660) are renter households, while the other 37% (75,295) are owner households.

Overcrowding is the next most common problem, affecting 8% of renter households and 2% of owner households. This housing problem is often negatively correlated with housing cost burden. In a tight housing market, with a rental vacancy rate varying from 2-3% in the City, families are often forced to choose an affordable place over a place with adequate space. This propensity to overcrowd in a tight housing market, like all housing problems, disproportionately affects the lowest income brackets.

### **Are any populations/household types more affected than others by these problems?**

Extremely low-income households are most affected by cost burden and overcrowding, San Diego's two most prevalent housing problems. A lack of affordable housing means that those households with fewer financial resources are still subject to the increasingly expensive housing market prices.

As indicated in the above tables, renter households also experience housing problems at higher rates than do owner households. 59% of all renter households earn 80% AMI or less, compared to 29% of all owner households. Renter households make up a significantly larger portion of the low- moderate-income (LMI) households in San Diego. In the SDPZ alone, half the population is comprised of extremely-low or very-low income household, and 70% of all households are renters. Further, 62% of owner households earn the median or higher, while just 34% of renter households earn the median or higher. Accordingly, lower-income households, especially renters, are more likely to experience cost burden.



Looking at households that pay 50% or more of their household income for monthly housing costs, the data show that households with lower income are more likely to be severely cost burdened. There are 209,930 households in San Diego that earn 80% AMI or less; of those households 88,890 (42%) pay 50% or more of their household income in monthly housing costs. There is a clear correlation between severe cost burden and households earning less than 80% AMI. These data points are indicative of the need for more affordable housing options for households that earn very low- and extremely low-incomes, especially in the rental market.

Using the 2018 National Low-Income Housing Coalition's Out of Reach study, the data above can be outlined in different ways. According to the study, a person would need to earn \$34.92/hour to afford to rent a two-bedroom unit in the San Diego metro area. This wage needed is overwhelmingly higher than the average renter wage of \$20.14/hour, as well as the City's minimum wage of \$12.00/hour. At the mean renter wage, an individual would need to work 69 hours/week to afford a two-bedroom unit in San Diego metro area.

The housing cost burden felt by low- and moderate-income households force difficult choices to be made that often do not lead to positive outcomes. High housing costs may force those families earning less than 80% AMI to forego medical care or educational pursuits that could potentially increase future income. Long-term, stable affordable housing minimizes harmful impacts from high housing costs, as does earning a living wage.

**Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance**

Single individuals, a majority of whom are male, comprise a substantial portion of the extremely low-income homeless persons in both the City and County of San Diego. Characteristics of unsheltered homeless individuals identified by the Regional Taskforce on the Homeless (RTFH), the regional HUD Continuum of Care, include veteran status, and the chronically homelessness. Other special needs populations include:

- Homeless women
- Unaccompanied youth
- Pregnant and parenting teens
- Persons with severe mental illness
- Substance abuse
- HIV/AIDS
- Domestic violence and human trafficking victims
- Senior citizens

- Households that are otherwise isolated or marginalized, for example persons immigrating to the U.S. or reentering the community from institutional care.

Data from the local homeless education liaisons compelling measures of the low-and extremely low-income families who are at risk of homeless in the region covered by the RTFH which includes the entire County. The San Diego County Office of Education indicates that nearly 23,800 children in the County, who meet the definition of homeless or who are at imminent risk according to the Department of Education definition, accessed services through the special needs arm of student support services office in the 2016-2017 school year. This is up 4.7% from the previous year. School-based homeless liaisons describe that these children and their families were often evicted; are "doubled up"/cohabitating with another family; or are living in their cars, in shelters, or on the streets; and are subject to frequent moves or absenteeism. The children experiencing poverty may come to school hungry, mentally stressed and/or exhausted, and often have lower academic performance.

The RTFH currently relies on ESG to fund multiple Rapid Rehousing (RRH) projects. For Rapid Rehousing, the individual or family to be served must reside within the geographic limits of the entitlement area, must meet the definition of homeless or at-risk of homelessness as defined by 24 CFR 576.2, and for the City, must be extremely low-income (30% AMI for ESG), with a determination of specific risk factors. The RTFH uses a Coordinated Entry System (CES) to prioritize individuals and families for short term transition for RRH assistance. Persons experiencing homelessness are prioritized by level of need, score on a standard assessment, and the availability of housing resources.

Once matched to an RRH program, clients are assessed for the capacity to become self-sufficient and to remain stably housed once the subsidy benefit expires. Participants in the program may require assistance to reduce barriers to securing and maintaining stable housing. Such assistance can include security deposits, moving or relocation services, emergency utility assistance, rental subsidy, education, and employment support, domestic violence intervention, legal assistance, and transportation and other services.

When reviewing data from the prior rapid rehousing studies, it shows that rapid re-housing and prevention households may return to homeless service providers for tangible needs like food and transportation, or mainstream after termination of rental assistance. The RTFH program plans support RRH clients with education, job programs, childcare and "in-reach" to schools, regional access centers, and police stations.

**If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:**

The City of San Diego adheres to HUD's criteria for defining homelessness to identify those at imminent risk of homelessness. This is category two within the homeless definition, which is an individual or family who will imminently lose their primary nighttime residence, provided that:

1. Residence will be lost within 14 days of the date of application for homeless assistance.
2. No subsequent residence has been identified; and
3. The individual or family lacks the resources or support networks needed to obtain other permanent housing.

**Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness**

Severe cost burden and low annual income are the greatest contributing factors for experiencing homelessness. Those households paying more than 50% of their household income towards housing costs are much closer to a precariously housed situation given a medical emergency or a sudden loss of employment. Similarly, those households earning less than 50% AMI (\$45,450 for a family of four) are more likely than higher earners to find themselves in precarious housing situations, especially in high-cost housing markets. A University of California, Los Angeles study found that there is a strong correlation between higher housing costs and increased homelessness population.

Without an ability to increase income, these lower earning households do not have the financial means to afford housing in the case of a financial crisis or a family event that results in the need for a physical relocation of the household.

**Discussion**

Low vacancy rates, combined with few affordable housing options lower income wage earners, exacerbate challenges to find stable housing for vulnerable households. This is especially true for renter households and those residing in the SDPZ. Housing stock will need to accommodate population changes and offer access to units that are affordable on a fixed or low income, are physically accessible, and located near community-based support services as well as economic opportunities.

## NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

### Introduction

According to HUD, disproportionate need refers to any need for a certain race/ethnicity that is more than ten percentage points above the demonstrated need for the total households within the jurisdiction at a particular income level. The tables and analyses below identify the share of households by race/ethnicity and income level experiencing one or more of the four housing problems outlined by HUD guidelines. The four housing problems are:

1. Housing unit lacks complete kitchen facilities, A complete kitchen consists of a sink with a faucet, a stove or range, and a refrigerator
2. Housing unit complete plumbing facilities, Complete plumbing consists of hot and cold running water, a flush toilet, and a bathtub or shower
3. More than one person per room (overcrowded)
4. Household is cost burdened, Between 30-50% of income is devoted to housing costs

### 0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	57,815	7,830	7,900
White	21,930	3,430	3,850
Black / African American	6,095	970	565
Asian	6,845	1,125	1,705
American Indian, Alaska Native	185	100	39
Pacific Islander	165	10	0
Hispanic	20,900	2,020	1,410
0	0	0	0

**Table 14 - Disproportionally Greater Need 0 - 30% AMI**

Alternate Data Source Name:  
2011-2015 CHAS

Below is a table outlining the individual demographic makeup of San Diego, taken from the 2015 American Community Survey. Note that the table portraying Census demographic data is at the individual level, while the tables representing the disproportionate greater need of racial/ethnic groups is broken down by household.

Data Source Comments:

\*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

**Table NA-15.1: Population by Race/Ethnicity**

Race/Ethnicity	Number	Percent
Total	1,359,797	100.0
White	586,863	43.2
Hispanic	408,714	30.0
Black or African American	84,155	6.2
Two or More Races	45,011	3.3
Native Hawaiian and <u>Other</u> Pacific Islander	4,800	0.4
American Indian and Alaska Native	3,564	0.3

Source: 2011-2015 American Community Survey

**NA-15 Population by Race/Ethnicity****30%-50% of Area Median Income**

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	47,145	9,770	0
White	19,520	4,970	0
Black / African American	3,965	615	0
Asian	4,710	1,375	0
American Indian, Alaska Native	160	145	0
Pacific Islander	150	30	0
Hispanic	17,520	2,445	0
0	0	0	0

**Table 15 - Disproportionally Greater Need 30 - 50% AMI**

Alternate Data Source Name:

2011-2015 CHAS

Data Source Comments:

\*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

**50%-80% of Area Median Income**

<b>Housing Problems</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Jurisdiction as a whole	51,325	28,145	0
White	23,860	13,545	0
Black / African American	3,400	2,210	0
Asian	7,650	2,910	0
American Indian, Alaska Native	135	150	0
Pacific Islander	205	210	0
Hispanic	14,755	8,680	0
0	0	0	0

**Table 16 - Disproportionally Greater Need 50 - 80% AMI**

Alternate Data Source Name:

2011-2015 CHAS

Data Source Comments:

\*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

**80%-100% of Area Median Income**

<b>Housing Problems</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Jurisdiction as a whole	22,330	24,355	0
White	12,435	12,555	0
Black / African American	1,465	1,975	0
Asian	2,850	3,200	0
American Indian, Alaska Native	50	99	0
Pacific Islander	85	70	0
Hispanic	4,745	5,880	0
0	0	0	0

**Table 17 - Disproportionally Greater Need 80 - 100% AMI**

Alternate Data Source Name:

2011-2015 CHAS

Data Source Comments:

\*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

## Discussion

For all other income ranges outside of the 0-30% category, the shares for each race/ethnicity are not greater than ten percentage points of the total share and therefore do not represent a disproportionate greater housing need. Still, there were some observations worth noting for each income category.

### 0-30% AMI

- 78.6% of all households earning 0-30% AMI experienced a housing problem
- Of all households experiencing a housing problem in this income range, 79% are renter households
- The American Indian/Alaska Native population has a significantly lower rate of experiencing household problems – 21.5 percentage points below the rate of the jurisdiction as a whole

### 30-50% AMI

- 82.8% of all households earning 30-50% AMI experienced a housing problem
- Of all households experiencing a housing problem in this income range, 75% are renter households
- The American Indian/Alaska Native population has a significantly lower rate of experiencing household problems – 30.4 percentage points below the rate of the jurisdiction as a whole

### 50-80% AMI

- 64.6% of all households earning 50-80% AMI experienced a housing problem
- Of all households experiencing a housing problem in this income range, 65% are renter households
- The American Indian/Alaska Native and Pacific Islander populations have significantly lower rates of experiencing household problems compared to the jurisdiction as a whole – 17.2 and 15.2 percentage points below the rate of the jurisdiction as a whole, respectively

### 80-100% AMI

- 47.8% of all households earning 80-100% AMI experienced a housing problem
- Of all households experiencing a housing problem in this income range, 53% are renter households
- The American Indian/Alaska Native population has a significantly lower rate of experiencing household problems – 14.3 percentage points below the rate of the jurisdiction as a whole

These issues are especially prevalent in the SDPZ, where the population is considered a majority-minority community (roughly 65% non-White) and poverty is highly concentrated. The City recognizes these disproportionate needs and will collaborate with housing and service providers to monitor the needs of low- and moderate-income households to build a more inclusive system.

When looking at housing problems, a disproportionate need exists in the extremely low-income bracket: Pacific Islander households in the 0-30% income bracket experience a housing problem at a rate of 94.3%, which is 15.7 percentage points higher than all households in San Diego at the same income bracket. However, the actual number impacted is relatively small – just 165 households. It is important to note that the Pacific Islander population has grown by 23.1% between 2000 and 2010, representing the largest growth among all race/ethnicities. A silver lining to the data on the Pacific Islander population in San Diego is their pursuit of higher education. According to the National Equity Atlas, the Asian or Pacific Islander (non-U.S. born) population attain an Associate degree or higher at a rate of 57%, which is the highest rate among all minority race/ethnicity groups.



## NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

### Introduction

According to HUD, disproportionate need refers to any need for a certain race/ethnicity that is more than ten percentage points above the demonstrated need for the total households within the jurisdiction at a particular income level. The tables and analyses below identify the share of households by race/ethnicity and income level experiencing one or more of the four housing problems outlined by HUD guidelines. The four housing problems are:

1. Housing unit lacks complete kitchen facilities, A complete kitchen consists of a sink with a faucet, a stove or range, and a refrigerator
2. Housing unit complete plumbing facilities, Complete plumbing consists of hot and cold running water, a flush toilet, and a bathtub or shower
3. More than one person per room (overcrowded)
4. Household is cost burdened, Between 30-50% of income is devoted to housing costs

For the tables below, the column labeled “Share” is the share of the population within the jurisdiction that has one or more of the four housing problems. When a race/ethnicity’s share of housing problems is more than ten percentage points above the jurisdiction ratio, that race/ethnicity is found to have a disproportionate housing need.

### 0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	51,235	14,410	7,900
White	19,295	6,060	3,850
Black / African American	5,450	1,620	565
Asian	5,885	2,085	1,705
American Indian, Alaska Native	165	120	39
Pacific Islander	130	45	0
Hispanic	18,680	4,240	1,410
0	0	0	0

**Table 18 – Severe Housing Problems 0 - 30% AMI**

Alternate Data Source Name:  
2011-2015 CHAS

## Data Source Comments:

\*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

### 30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	31,300	25,615	0
White	13,550	10,940	0
Black / African American	2,455	2,120	0
Asian	3,195	2,890	0
American Indian, Alaska Native	105	195	0
Pacific Islander	120	55	0
Hispanic	11,085	8,885	0
Other	0	0	0

**Table 19 – Severe Housing Problems 30 - 50% AMI**

Alternate Data Source Name:

2011-2015 CHAS

Data Source Comments:

\*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

### 50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	21,940	57,525	0
White	9,740	27,670	0
Black / African American	1,240	4,365	0
Asian	3,750	6,810	0
American Indian, Alaska Native	24	260	0
Pacific Islander	90	325	0
Hispanic	6,565	16,870	0

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Other	0	0	0

**Table 20 – Severe Housing Problems 50 - 80% AMI**

Alternate Data Source Name:

2011-2015 CHAS

Data Source Comments:

\*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

### 80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	6,810	39,875	0
White	3,225	21,765	0
Black / African American	335	3,100	0
Asian	1,000	5,050	0
American Indian, Alaska Native	0	150	0
Pacific Islander	45	105	0
Hispanic	2,025	8,600	0
Other	0	0	0

**Table 21 – Severe Housing Problems 80 - 100% AMI**

Alternate Data Source Name:

2011-2015 CHAS

Data Source Comments:

\*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

### Discussion

There are two instances of disproportionate housing need among a specific racial/ethnic groups in San Diego looking at severe housing problems. Both are graphed below.

- Pacific Islander 30-50% AMI (very low income) 80-100% AMI (moderate income)

Within the 30-50% AMI income level, Pacific Islander households experience a severe housing problem at a rate of 13.6 percentage points higher than the jurisdiction as a whole.

For all other income ranges outside of the 30-50% and 80-100% AMI categories, the shares for each race/ethnicity are not greater than ten percentage points of the total share and therefore do not represent a disproportionate greater severe housing. Still, there were some observations worth noting for each income category.

#### **0-30% AMI**

- 69.7% of all households earning 0-30% AMI experienced a severe housing problem
- The American Indian/Alaska Native population has a significantly lower rate of experiencing household problems – 18.7 percentage points below the rate of the jurisdiction as a whole

#### **30-50% AMI**

- 55% of all households earning 30-50% AMI experienced a housing problem
- The American Indian/Alaska Native population has a significantly lower rate of experiencing household problems – 20 percentage points below the rate of the jurisdiction as a whole

#### **50-80% AMI**

- 27.6% of all households earning 50-80% AMI experienced a housing problem.
- The American Indian/Alaska Native population has a significantly lower rate of experiencing household problems – 19.2 percentage points below the rate of the jurisdiction as a whole.

#### **80-100% AMI**

- 14.6% of all households earning 80-100% AMI experienced a housing problem.
- The American Indian/Alaska Native population has a significantly lower rate of experiencing household problems – 14.6 percentage points below the rate of the jurisdiction as a whole.

## NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

### Introduction:

According to HUD, disproportionate need refers to any need for a certain race/ethnicity more than ten percentage points above the need demonstrated for the total households within the jurisdiction at a specific income level. The table below indicates the share of households by race/ethnicity experiencing cost burden (paying 30%-50% of household income towards housing costs) and severe cost burden (paying more than 50% of household income towards housing costs).

Disproportionate need for each race/ethnicity is determined by calculating the share of the total number of cost burdened and severely cost burdened households from each race/ethnicity and comparing that figure to the share of all San Diego households. (Share of Race/Ethnicity equals the number of households for that race/ethnicity with cost burden / total # of households for that race/ethnicity.)

### Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	273,495	106,270	96,700	8,644
White	161,040	52,930	46,315	4,135
Black / African American	13,820	7,055	8,340	620
Asian	41,160	14,070	11,735	1,815
American Indian, Alaska Native	860	275	270	39
Pacific Islander	945	360	260	25
Hispanic	49,185	28,875	26,745	1,695

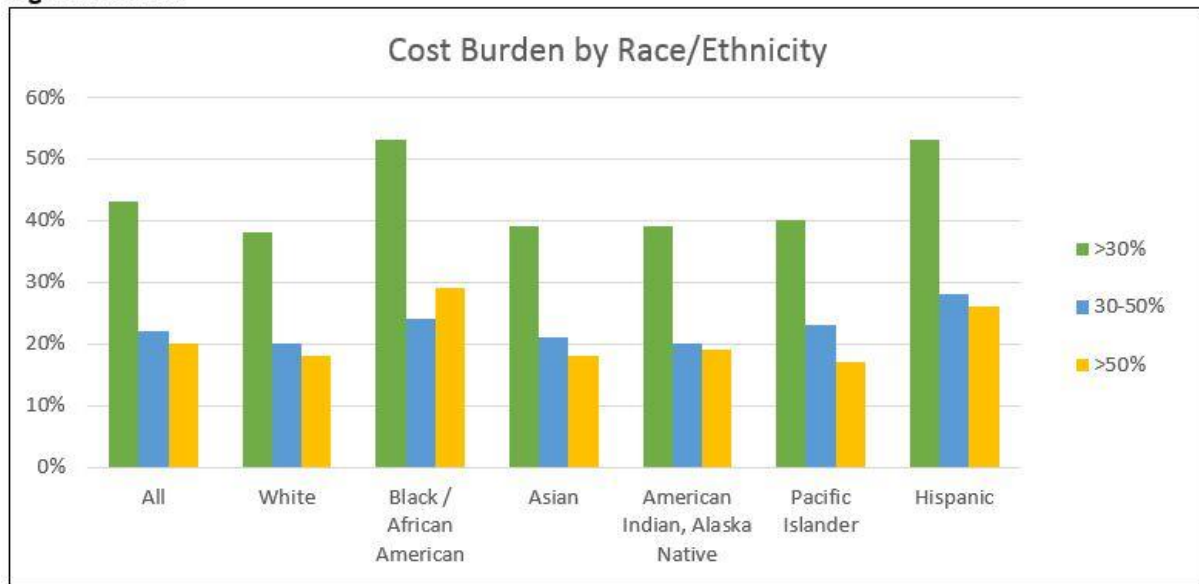
**Table 22 – Greater Need: Housing Cost Burdens AMI**

Alternate Data Source Name:

2011-2015 CHAS

Data Source Comments:

**Figure NA-25.1**



Source: 2011-2015 Comprehensive Housing Affordability Strategy

### NA-25 Cost Burden by Race/Ethnicity

#### Discussion:

The data show there is disproportionate need in cost burdened households. Black/African American and Hispanic households display a disproportionately greater need when considering housing cost burden. Black/African American households experience housing cost burden at a rate of 10.1 percentage points greater than the jurisdiction as a whole, while Hispanic households experience housing cost burden at a rate of 10.5 percentage points greater than the jurisdiction as a whole. These needs are more concentrated in the SDPZ, where approximately 65% of residents identify as racial minorities.

## NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)

**Are there any income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?**

The housing problem data revealed that housing problems were experienced by race and ethnic categories within specific income ranges at relatively similarly levels in San Diego. A racial or ethnic group can have a disproportionately greater need and still have significantly fewer households experiencing a housing problem than households in other racial or ethnic groups. The racial and ethnic groups that have disproportionately greater needs than the needs of the City's population as a whole in specific income categories include:

### **Housing Problems:**

0-30% AMI

- Pacific Islander Households

### **Severe Housing Problems:**

30-50% AMI

- Pacific Islander Households

80-100% AMI

- Pacific Islander Households

### **Housing Cost Burden**

- Black/African American households
- Hispanic households

Please see discussion in NA-15, NA-20, and NA-25 for further details on the specific household types outlined above.

### **If they have needs not identified above, what are those needs?**

Based on the Comprehensive Housing Affordability Strategy (Comprehensive Housing Affordability Strategy) data estimates used for the development of this Consolidated Plan, the needs for races/ethnicities are indicated above. Income categories have other, more general needs, as described in the Housing Needs Assessment and the Housing Market Analysis.

**Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?**

HUD defines a census tract as a Racially and Ethnically Concentrated Areas of Poverty (R/ECAP) as follows:

- At least 40% of the population is living below the poverty line, AND
- In which a concentration of individuals who identify as other than non-Hispanic White exceeds 50% of the population of the census tract

San Diego has eleven (11) R/ECAP census tracts, all within the neighborhoods below. Five of these census tracts are within the HUD-designated San Diego Promise Zone:

Barrio Logan	City Heights
Downtown/City Centre	San Ysidro
Southeastern San Diego	



## NA-35 Public Housing – 91.205(b)

### Introduction

The San Diego Housing Commission (Housing Commission) is responsible for managing the public housing inventory, affordable housing units, and the Section 8 Housing Choice Voucher Program (HCV) in the City. HCV provides rent subsidies for more than 15,000 low-income households (36,000 individuals) and allows families, senior citizens, and individuals with disabilities. About 56% of voucher recipients are seniors or persons with disabilities, and about 1,200 voucher households rent directly from the Housing Commission.

The Housing Commission is one of 39 housing authorities nationwide to be named a “Moving to Work” agency, a HUD designation allowing additional flexibility to design and implement more innovative approaches for providing housing assistance. More than half, 56% or roughly 8,500, HCV households are elderly or disabled. Of those that receive HCV vouchers, 79% fall into the extremely low-income category (0-30% AMI), 20% in the very low-income category (31-79%), and less than 1% in the low-income category (80%+).

In September 2007, HUD transferred full ownership and operating authority of 1,366 public housing units at 137 sites to the Housing Commission—this was the largest public housing conversion ever approved at the time. Since that time, the Housing Commission has created over 810 additional affordable housing rental units, through both public/private partnerships and wholly owned acquisitions, bringing the total number of affordable housing units owned by the Housing Commission to 2,195. The former public housing units and the newly created housing units are restricted to low-income renters with incomes at 80% AMI or less. The Housing Commission continues to operate 189 units as public housing.

## Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	39	189	15,007	662	13,248	833	90	174

**Table 23 - Public Housing by Program Type**

\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

**Alternate Data Source Name:**

San Diego Housing Commission Public Housing Stats

**Data Source Comments:**

## Characteristics of Residents

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers				
				Total	Project - based	Tenant - based	Special Purpose Voucher	
							Veterans Affairs Supportive Housing	Family Unification Program
Average Annual Income	0	23,947	24,117	18,648	10,941	19,031	14,947	17,987
Average length of stay	0	7	5	12	2	12	3	4
Average Household size	0	3	3	2	1	2	1	4
# Homeless at admission	0	4	5	1,910	476	779	640	15
# of Elderly Program Participants (>62)	0	7	45	6,802	304	6,498	249	3
# of Disabled Families	0	4	58	4,418	430	3,988	265	10

Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers				
				Total	Project - based	Tenant - based	Special Purpose Voucher	
							Veterans Affairs Supportive Housing	Family Unification Program
# of Families requesting accessibility features	0	0	485	13,977	97	13,876	0	0
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

Table 24 – Characteristics of Public Housing Residents by Program Type

**Alternate Data Source Name:**

San Diego Housing Commission Public Housing Stats

**Data Source Comments:**

## Race of Residents

Program Type									
Race	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	58	321	17,593	532	16,040	631	220	112
Black/African American	0	36	182	12,369	226	11,519	435	88	65
Asian	0	31	16	5,474	32	5,330	47	24	10
American Indian/Alaska Native	0	1	9	532	26	470	33	1	1
Pacific Islander	0	4	6	239	3	201	27	3	1

Program Type									
Race	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Other	0	0	16	0	0	0	0	0	0
<b>*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition</b>									

Table 25 – Race of Public Housing Residents by Program Type

Alternate Data Source Name:

San Diego Housing Commission Public Housing Stats

Data Source Comments:

## Ethnicity of Residents

Program Type									
Ethnicity	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	58	321	13,351	207	12,633	210	209	34
Not Hispanic	0	72	182	22,538	598	20,678	910	121	159
<b>*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition</b>									

Table 26 – Ethnicity of Public Housing Residents by Program Type

Alternate Data Source Name:

San Diego Housing Commission Public Housing Stats

Data Source Comments:

**Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:**

Public housing residents with the ability to work need services designed to increase self-sufficiency.

**Most immediate needs of residents of Public Housing and Housing Choice voucher holders**

Due to limited funding, the waitlist for voucher applicants contains over 93,000 applicant families as of 2019 and applicants can expect to be on the wait list approximately ten years. The wait list for public housing contains 67,802 families.

Residents need affordable housing in locations that are situated near public transportation and near schools. Residents with the ability to work need services designed to increase self-sufficiency. The Housing Commission provides these services through the Achievement Academy.

**How do these needs compare to the housing needs of the population at large**

Information pertaining to housing problems is not collected for waitlist applicants, so it is difficult to compare households on the waitlist to the population at-large.

**Discussion**

Please see discussions above.

## NA-40 Homeless Needs Assessment – 91.205(c)

### Introduction:

In the San Diego region, the Regional Taskforce on the Homeless (RTFH) serves as the HUD Continuum of Care (CoC), the local homeless assistance planning network. The RTFH is “a consortium of representative tasked with strategic planning and coordination of resources to strengthen our collective impact.” RTFH has a singular goal to end homelessness in the San Diego region. The homeless services system utilized by the RTFH is referred to as the Homeless Management Information System (HMIS) and it stores client-level data about individuals and households who use homeless designated services. RTFH is the lead HMIS agency and administers the system.

### Definitions:

- Number experiencing homelessness each year: unduplicated count of all persons enrolled during the program year
- Number becoming homeless each year: unduplicated count of persons with new entries appearing in HMIS during the year
- Number exiting homelessness each year: unduplicated count of persons exiting programs to a permanent destination as defined by HUD
- Number of days persons experience homelessness: average of the sums of the lengths of stays for each person

The definitions above reflect data from the San Diego Homeless Dashboard Data Definitions. The San Diego Homeless Systems Framework displays key data points graphed over time from HMIS, and are considered conservative, as not all homeless service providers within San Diego utilize HMIS and are not required to do so unless funded by HUD. When possible, the data provided in this section reflect the homeless population within the City of San Diego only.

## Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	0	0	0	0	0	0
Persons in Households with Only Children	0	0	0	0	0	0
Persons in Households with Only Adults	0	0	0	0	0	0
Chronically Homeless Individuals	3,586	4,990	14,752	8,990	2,170	0
Chronically Homeless Families	393	102	3,671	1,671	742	0
Veterans	653	659	3,335	1,558	697	0
Unaccompanied Child	17	75	576	475	85	0
Persons with HIV	0	0	0	0	0	0

**Table 27 - Homeless Needs Assessment**

**Alternate Data Source Name:**  
Regional Task Force on the Homeless

**Data Source Comments:**

The Annual Point-in-Time count consists of data collected on the sheltered and unsheltered homeless population. Sheltered homeless include those occupying shelter beds on the night of the count. Data describing the characteristics of sheltered homeless persons are obtained from HMIS where possible and collected directly from providers not using HMIS as needed. Unsheltered homeless are counted by direct observation, and volunteers canvas the regions by car and on foot during the early morning hours of the chosen night. A large subset of the unsheltered population is also interviewed, providing data that is then used to estimate demographic details of the unsheltered population as a whole at a single point-in-time.

Indicate if the homeless population is:      Has No Rural Homeless

**If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):**



### Nature and Extent of Homelessness: (Optional)

<b>Race:</b>	<b>Sheltered:</b>	<b>Unsheltered (optional)</b>
White	2,843	3,256
Black or African American	2,290	1,172
Asian	111	58
American Indian or Alaska Native	154	234
Pacific Islander	99	93
<b>Ethnicity:</b>	<b>Sheltered:</b>	<b>Unsheltered (optional)</b>
Hispanic	5,624	1,159
Not Hispanic	2,491	3,831

Data Source

Comments: 2017 AHAR and 2018 Point-In-time Count

### Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.

The 2018 Point-in-Time (PIT) Count estimates that 495 homeless households in San Diego County were members of a homeless family comprised of both adults and children. Of the 1,545 persons in a homeless family, 79% were staying in shelters or residential facilities. Fifty-one percent of the respondents for the PIT survey identified as female, while females are only 27% of the general homeless population in the County of San Diego. There has been a 23% reduction in family homelessness since 2014.

### Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.

Please see Nature and Extent of Homelessness table above.

### Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

The 2018 PIT Count identified 8,576 homeless individuals living in San Diego County, with more than half (4,990) unsheltered. It is estimated that 57.3% of San Diego's homeless population lives within the City; 2,282 were sheltered and 2,630 were unsheltered individuals, totaling 4,912 homeless individuals in the City on a given night in 2018.

### Discussion:

Please see discussions above.

## NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)

### Introduction:

The following section addresses the needs of special populations and the special housing and service needs they might require. The special needs populations considered in this section include:

- Persons living with AIDS/HIV and their families
- The elderly
- Persons with disabilities
- Veteran households
- Female-headed households
- Large households
- Food insecure households
- At-risk youth

### HOPWA

<b>Current HOPWA formula use:</b>	
Cumulative cases of AIDS reported	15,891
Area incidence of AIDS	187
Rate per population	6
Number of new cases prior year (3 years of data)	589
Rate per population (3 years of data)	18
<b>Current HIV surveillance data:</b>	
Number of Persons living with HIV (PLWH)	13,876
Area Prevalence (PLWH per population)	422
Number of new HIV cases reported last year	392

Table 28 – HOPWA Data

Data Source Comments:

### HIV Housing Need (HOPWA Grantees Only)

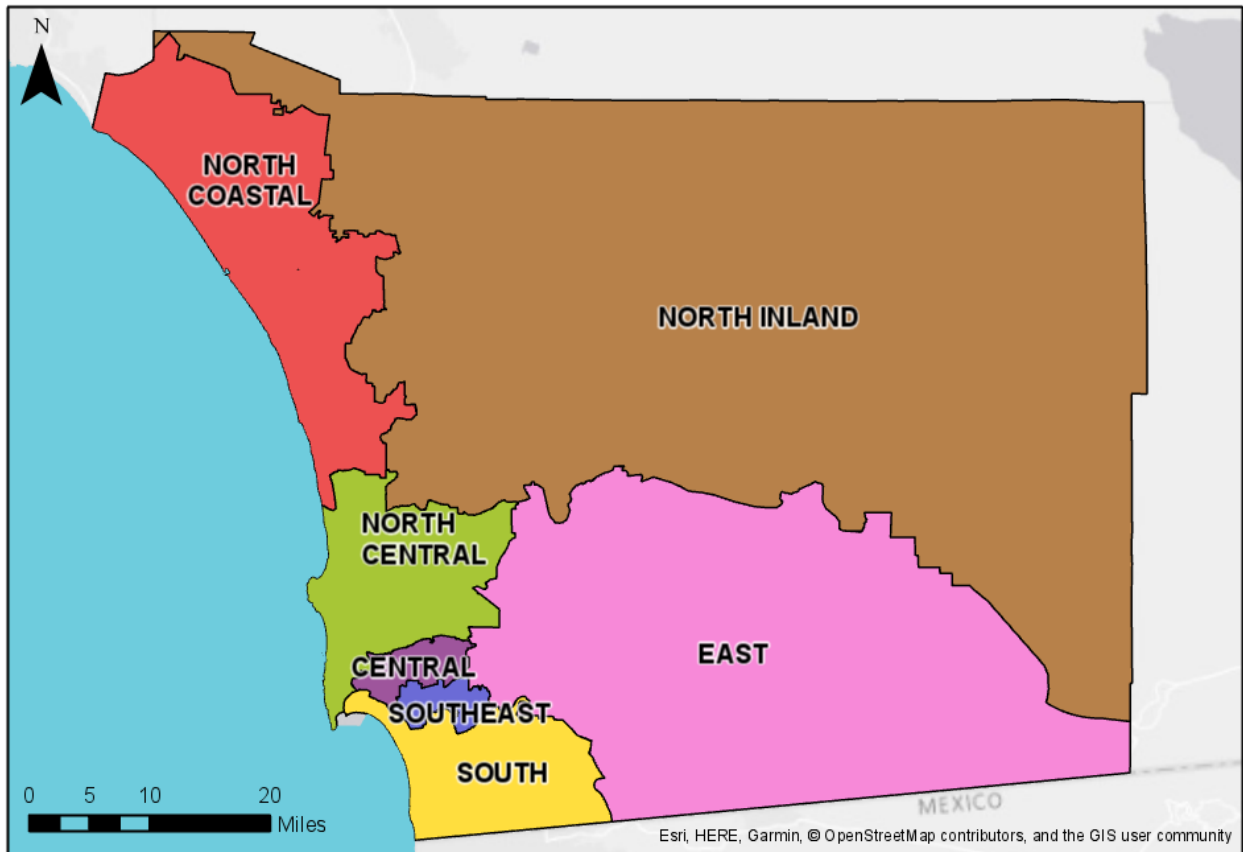
Type of HOPWA Assistance	Estimates of Unmet Need
Tenant based rental assistance	4,128
Short-term Rent, Mortgage, and Utility	240
Facility Based Housing (Permanent, short-term or transitional)	341

Table 29 – HIV Housing Need

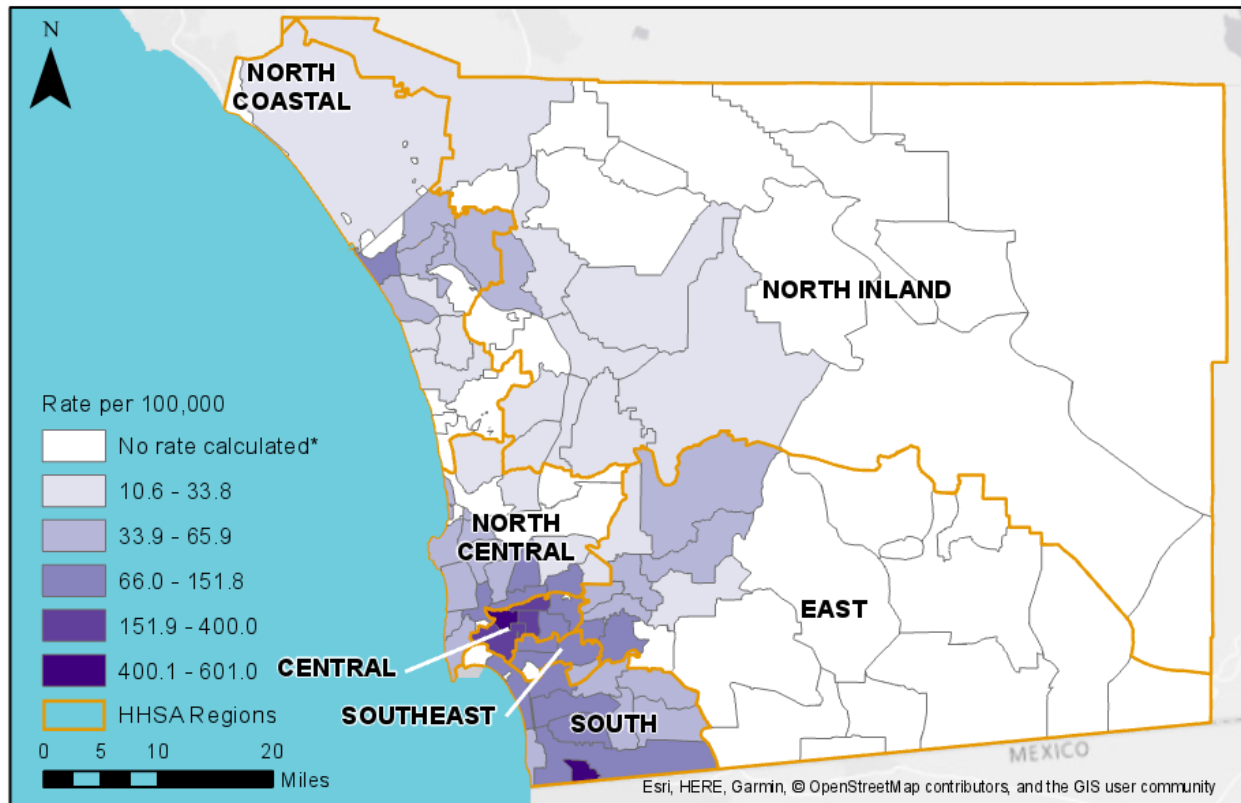
**Alternate Data Source Name:**

County of San Diego

**Data Source Comments:**



**San Diego County Health and Human Service Agency Regions**



**San Diego County 2013-2017, Five year rate of HIV Diagnoses**

### **Describe the characteristics of special needs populations in your community:**

#### Seniors/Elderly

According to the 2011-2015 American Community Survey Five-Year Estimates, 28% of households in the City contain at least one person 62 years or older. As shown in the section on housing problems, senior households tend to have lower incomes and greater housing problems: for example, there are more than 30,000 lower income senior households that pay more than 30% of income on housing costs, and an additional 20,000 lower income senior households that pay more than 50% of income on housing costs. Compared to the overall City population, elderly individuals are also more likely to be disabled, with 72% of elderly ages 65 or older considered disabled, compared to 9% of the total overall City population. Among the elderly ambulatory disabilities are the most common, followed by independent living difficulty and hearing difficulty.

The challenges faced by the elderly population over the age of 65 years include:

- Income: People over 65 are usually retired and living on a fixed income.
- Health Care - Due to a higher rate of illness, health care is essential.
- Transportation - Many seniors are reliant upon public transit.

- **Housing** - Many live alone. Elderly households are particularly vulnerable to a competitive housing market with rising market rents, especially those on fixed incomes. This vulnerability is attributed to the elderly having lower household incomes and a higher occurrence of housing cost burdens. The waitlist for federal housing assistance programs is long and the housing needs of the elderly can be especially difficult due to disabilities, physical challenges and limited mobility.

Persons with Disabilities HUD defines disability as a physical or mental impairment that substantially limits one or more of the major life activities for an individual. Within the City, 9% of residents (120,560 individuals) are disabled. The largest number of disabled persons is found in the 35-64 age group (42,286 individuals). However, the largest percentage is found among those 65 and older (72%). The most common disablement among those aged 18-64 is cognitive difficulty, followed by ambulatory difficulty, followed by independent living difficulty. Those with a disability can face serious disadvantages in finding employment. According to the 2013 American Community Survey 3-year Estimates, of the 53,000 people who are of work age with a disability, only 33% are employed. Another 8% are unemployed, and 59% are unable to participate in the labor force. With such employment challenges, persons with disabilities can find themselves living on a fixed income that does not fully cover their cost of living expenses, and in need of affordable housing options. In addition to affordability, three factors that significantly limit the supply of housing available to persons with disabilities are design, location, and discrimination. An individual with a disability needs housing that is adapted to their needs and designed in such a way as to allow mobility and access, such as widened doors and hallways, access ramps, and closer proximity to public transit. The workforce and housing challenges faced by those with disabilities can result in higher rates of homelessness. The 2018 Point-In-Time Count found that within San Diego County, 43% of the unsheltered respondents reported having a physical disability, 21% had a developmental disability, and 43% had a chronic health condition (respondents may have indicated more than one category).

### **What are the housing and supportive service needs of these populations and how are these needs determined?**

See discussion above.

### **Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:**

Countywide, the HIV epidemic is geographically concentrated in the City of San Diego. In San Diego County, 2,399 residents were diagnosed with HIV in 2013-2017 and there were 13,876 persons living with HIV disease in the county in 2017. Thirteen of the 15 zip codes with the highest five-year rates of HIV diagnosis during 2013-2017 are in the city of San Diego. Of County residents diagnosed with HIV during this period, 51% were residing in one of these 13 zip codes.

To enhance service planning and delivery, the Health and Human Services Agency (HHSA) divides San Diego County into six regions based on ZIP code: North Coastal, North Inland, North Central, Central, South and East (see Figure 1). For HIV planning purposes, one additional region has been identified: Southeastern San Diego. This region, which is a part of the Central region, has concentrated communities of poverty and a large percentage of people of color living with HIV disease.

Of the six HHSA regions, Central and South have the ZIP codes with the eight highest five-year rates of HIV diagnosis (see Figure 2). The Central and South regions have a greater representation of people of color than the other regions. African Americans represent 5% of the county population but make up 10% of the Central region (SANDAG, 2016 population estimates, version 3/5/17). Similarly, while Latinos comprise 33% of the county population, they make up about 56% of South region and 42% of Central region. In addition, Central and South contain a slightly younger demographic, with fewer over the age of 65 than the county overall.

A cluster of four ZIP codes in the Central region have some of the highest five-year rates of HIV diagnosis in the county, ranging from 276.8 (92101) to 601.0 (92103) per 100,000 population. The ZIP code 92103 has historically had the highest rate of HIV/AIDS. The neighborhoods of Hillcrest and Mission Hills, ZIP code 92103, differs from other Central region ZIP codes by having a higher percentage of Non-Hispanic Whites (66%; SANDAG, 2016 population estimates, version 3/5/17) and higher median income (\$72,200; U.S. Census Bureau, Table DP03, 2012-2016 American Community Survey 5-Year Estimates. Retrieved June 29, 2018. Hillcrest is also the center of San Diego's large and active lesbian, gay, bisexual and transgender community.

## **Discussion:**

See above.

## **NA-50 Non-Housing Community Development Needs – 91.215 (f)**

### **Describe the jurisdiction's need for Public Facilities:**

The jurisdictions' needs for public facilities include, but are not limited to, the following areas noted by participants in focus groups and surveys:

- Parks and recreation/community areas, Public parks, Sidewalks, Additional recreation and community centers, Urban forestry and community gardens
- Bike and pedestrian safety, Maintenance of existing bike lanes and additional bike lanes, Street lighting, Green medians
- ADA improvements, Better accessibility to existing public facilities for those individuals living with a disability San Diego has over 400 parks and recreation facilities including; skate parks, golf courses, community centers, pools, shorelines, and recreation centers to name a few. As with most growing cities, the demand for new recreation space and upkeep of existing spaces is difficult to manage financially. In 2016, the San Diego Parks and Recreation Department identified a list of unfunded park improvements throughout the City. This list identifies projects that are CDBG eligible and classified as deferred maintenance. Of those projects listed that are CDBG eligible, some common project listed are:
  - Sidewalk/pool deck repair for public safety
  - Lighting improvements for public safety
  - Improvements to accessibility to meet federal accessibility and safety guidelines
  - Resurface/repair concrete
  - Installation of recreational activity infrastructure, Basketball courts, enclosed patios, stage, etc.

### **How were these needs determined?**

Resident survey respondents, focus group contributors, and community forum participants identified park and recreation facilities as a high priority need.

### **NA-50 Additional Text 1**

Non-housing community development covers a broad range of needs, including public facilities, infrastructure and transportation, human services, and neighborhood services. Within the three jurisdictions, these needs are primarily addressed by a broad range of funding sources, supplemented with targeted HUD funding.

A notable community development resource is the Promise Zone designation, awarded by HUD in 2016. The Promise Zone program implements a place-based approach to alleviating poverty and increasing economic opportunity. It strives to streamline resources across agencies and deliver comprehensive services to San Diego's most disadvantaged and underserved communities.

The San Diego Promise Zone is administered by the City of San Diego's Economic Development Department, which has many other programs that spur community and economic development, including:

- **Business Incentive Program** – Updated in 2018, the Business Incentive Program features a range of incentives for mid-sized companies making investments in the City and is based on a tiered system. The more a company invests – either in capital or workforce – the more incentives it earns. A company also receives benefits if locating that investment in a low-to-moderate income area, such as the San Diego Promise Zone.
- **Business Finance Loan Program** – Provides gap financing in the form of loans between \$25,000 and \$500,000 to small and medium enterprises.
- **Storefront Improvement Program** – Small businesses of 25 employees or less are eligible to receive rebates from \$8,000 to \$16,000 on improvements made to building facades. Companies in the San Diego Promise Zone are eligible to receive a higher rebate. Existing local and regional plans helped identify needs and were complemented by resident surveys and stakeholder focus groups. Throughout the citizen participation process, residents indicated a desire to see improvements in public infrastructure, such as improved sidewalks and streetlights, as well as the expansion and rehabilitation of public spaces such as libraries, recreations centers, and public parks. Residents also shared a desire to increase pedestrian mobility throughout the City of San Diego and community beautification, including urban forestry, green medians, and community gardens. Community forum participants overwhelmingly requested additional services for youth to increase their job-readiness skills and opportunities for meaningful after-school engagement. Community stakeholders voiced concerns regarding inadequate transportation services in areas where residents seek human and neighborhood services. The cost of a mass transit pass, between \$72 and \$100, can be cost prohibitive for persons living on a limited income.

### **Describe the jurisdiction's need for Public Improvements:**

Public improvement projects are managed under the City's Capital Improvement Program (CIP), which is the financial plan for the repair and/or construction of municipal infrastructure

The jurisdictions' needs for public improvements include, but are not limited to, the following areas noted by participants in focus groups and surveys:

- Landscaping: planting new trees and consistent maintenance of existing trees and green spaces; beautification of public spaces and green spaces
- Pedestrian and car safety: sidewalks, streetlights, medians
- Garbage dumping: code enforcement to mitigate illegal dumping
- Public transportation expansion: new pickup/drop off locations and better access



### **How were these needs determined?**

Resident survey respondents, focus group contributors, and community forum participants identified sidewalk and streetlight improvements as a high priority need.

### **Describe the jurisdiction's need for Public Services:**

Through community forums, stakeholder engagement, and resident surveys, public service needs were identified. The following are public service areas most noted by participants through public engagement:

- Employment and workforce development programs
- Youth workforce development programs Better access to healthcare supportive services, Smoking cessation programs, drug rehabilitation, specialized senior care
- Youth after-school programs, To include further educational opportunities in college prep
- Community programs, financial literacy, digital literacy, and basic life skills
- Legal services for low-income households
- Better access to mental health supportive services, Case management services, therapy (individual and group) access, services conducted in more languages

A notable addition to the community is the Teen Lab at the Valencia Park/Malcolm X Library, where teens aged 12 to 18 can access advanced technology and training programs.

### **How were these needs determined?**

Resident survey respondents, focus group contributors, and community forum participants identified the above as priority needs.

# Housing Market Analysis

## MA-05 Overview

### Housing Market Analysis Overview:

#### Housing Market Analysis Overview:

As the so-called “birthplace of California,” San Diego’s recent population and economic surge has placed the City at the verge becoming an anchor and significant economic propeller of the region and State. Such booming economic growth has not only brought new prosperity and people into the San Diego region, but also an immediate need to develop new homes and infrastructure to accommodate both this physical and economic expansion, as well as to keep up with high housing demand that created extremely low vacancy rates and an increasingly unaffordable region.

Beyond the physical and economic constraints of such expansion, access to affordable housing units in San Diego has become a continued challenge for many residents in the City and region. With 45% of the residential properties in the City being single-family units as of 2015 and only a 2% growth in new housing units since 2010, a mismatch continues to exist between the growth of the City’s population and its housing stock.

Such mismatch is most apparent in the surge in home prices and rents in the City. From 2000 to 2015, median home price increased 111%, while median rents went up 93%. Though the unemployment rate fell to an average of 4.9% during the 12 months ending May 2016 and the Median Family Income of the area increased from \$53,438 in 2000 to \$76,876 in 2016, more and more residents are setting aside a disproportionately larger share of their income for housing. About 50% of renters, for example, pay 30% or more of their income in rent, while 33% of homeowners pay 30% or more of their income in mortgage payments, based on Comprehensive Housing Affordability Strategy data for the 2011-2015 period.

Meanwhile, at \$12.00, the City has a minimum wage higher than both the State and Federal governments. However, that is below the \$16.23 per hour considered a living wage for one adult worker, or the \$18.24 per hour needed each by two adults with a child, according to Self-Sufficiency Standard. Such a wide livable wage gap coupled with housing cost burdens may have long-term impacts on the growth and economic outlook of the City. A long-term vision and investment on affordable housing and regional economic growth is needed now more than ever to ensure the wellbeing of current and future residents of San Diego.

The following is a brief overview of the market analysis results. More details are included within each corresponding section.

### MA -10 Number of Housing Units

- San Diego currently has 522,410 housing units. Single-family homes account for 45% of San Diego's housing stock while 20+ unit structures make up 18%.

#### **MA - 15 Cost of Housing**

- Rapid increases in housing costs have been seen over the past several years. The median rental cost was \$1,377 in 2015, up 93% from 2000.
- Despite a rapid growth of housing units, it has not paced with population growth. With a majority of renter households (56%) having incomes below 80% AMI, there has been an increased number of households that are cost-burdened and severely cost-burdened.

#### **MA-05 Add Text 1**

#### **MA - 20 Condition of Housing**

- 61% of owner-occupied units and 57% of renter-occupied units were built before 1980, giving way to risk for lead-based paint issues. 12% of owner-occupied and 17% of renter-occupied housing units built before 1980 have a child present within the home.

#### **MA - 25 Public and Assisted Housing**

- The San Diego Housing Commission (Housing Commission) currently owns or manages 2,195 units; the units are scattered throughout the City.
- The average REAC inspection score of the SDHC's housing is 88.8, reflecting on quality maintenance upkeep of the housing stock.

#### **MA-30 Homeless Facilities**

- A variety of housing facilities are offered to homeless individuals, including emergency shelters, transitional housing, safe havens, and permanent supportive housing options.

#### **MA-35 Special Needs Facilities**

- The HIV epidemic is geographically concentrated in the City of San Diego. In San Diego County, 2,399 residents were diagnosed with HIV in 2013-2017 and there were 13,876 persons living with HIV disease in the county in 2017. Thirteen of the 15 zip codes with the highest five-year rates of HIV diagnosis during 2013-2017 are in the City of San Diego. Of County residents diagnosed with HIV during this period, 51% were residing in one of these 13 zip codes.
- It is estimated that a total of 4,128 tenant based rental assistance is needed to support those with HIV/AIDS, as well as 240 short-term rent, mortgage, and utility, and 341 facility-based housing. There are 291 units designated or available for people with HIV/AIDS and their families,

comprised of TBRA, permanent housing in facilities, or short-term or transitional housing facilities.

**MA-40** Barriers to Affordable Housing

- Permit processing times, height restrictions, outdated community plans, environmental review, and deficient infrastructure are examples of governmental constraints that can hinder affordable housing and residential development within the City of San Diego.

**MA-45** Non-Housing Community Development Assets

- From January 2003 to January 2015 the unemployment rate rose from 5.3% to 8.5%, according to American Community Survey data. However, the State of California's Employee Development Department (EDD) estimates that the unemployment rate further declined to 3.0% in September 2018.
- Per ACS categories, the Professional, Scientific, and Management sector provided the most jobs, and grew the largest percentage from 2000-2015. There is a need for more skilled workers within this sector as well as the Construction and Tourism sector, as the data reflects an undersupply of skilled workers.

## MA-10 Number of Housing Units – 91.210(a)&(b)(2)

### Introduction

San Diego has changed significantly in physical and economic terms during the last decade. For example, the San Diego's metro population grew by 15% from 2001 to 2015 while its jobless rate dropped to 3.3% in 2017, lower than the State's 4% and the nation's 3.9% for the same time period. Such tremendous growth and economic prosperity have nonetheless not been mirrored in the construction of new housing units in the area. According to 2011-2015 American Census Survey figures, there were 522,410 total housing units in the City of San Diego as of 2015, which represent only a 1.5% growth since 2010. With vacancy rates in rental and owned units significantly below a healthy 5%, 1.4% for owned units and 3.8% for rental units as of 2015, there is enough demand in the local housing market to absorb additional units. Since 2010, for instance, about 20,755 new units or about 4% of the total housing stock were built. Of these new units, 2,009, or 9%, were allocated for very low-income households and less than 1% for moderate income households, according to City of San Diego Building Permit Data and Housing Commission Data.

Per the 2011-2015 American Community Survey data provided in the table below, the San Diego housing stock offers a balance of choices (see Table 31 below), with single-family detached (45%) homes being the most common. Over 40% of the housing stock is multifamily, including larger properties with 20 or more-units (about 18% of all residential units). Mobile homes represent about 1% of the housing stock, while 5 to 9-unit properties represent 10% of the housing stock.

### All residential properties by number of units

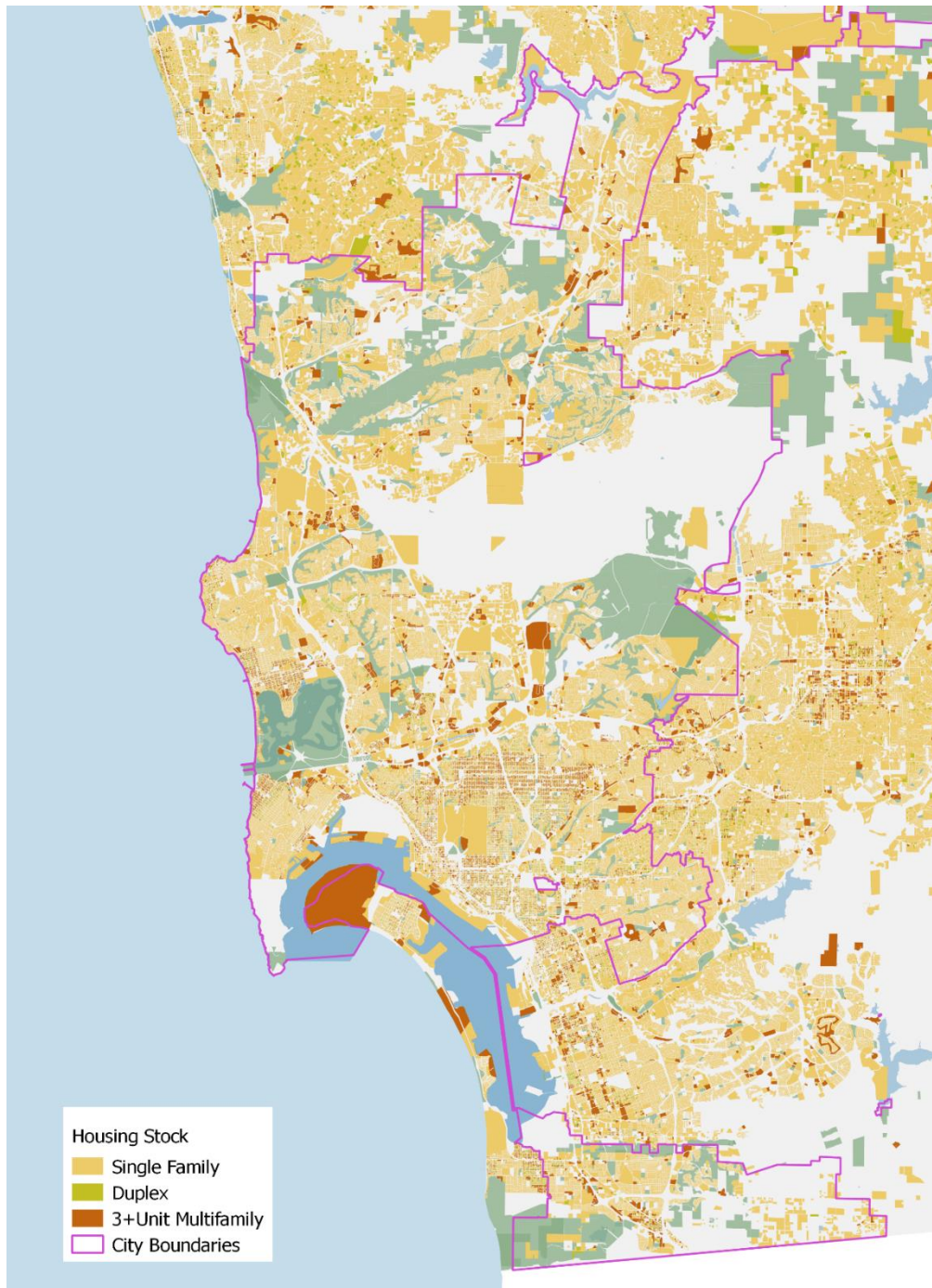
Property Type	Number	%
1-unit detached structure	237,040	45%
1-unit, attached structure	49,165	9%
2-4 units	43,279	8%
5-19 units	94,593	18%
20 or more units	96,864	18%
Mobile Home, boat, RV, van, etc	6,108	1%
<b>Total</b>	<b>527,049</b>	<b>100%</b>

Table 30 – Residential Properties by Unit Number

Alternate Data Source Name:

2011-2015 CHAS

Data Source Comments:



**MA-10 Housing Stock 1**

### Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	1,546	1%	16,348	7%
1 bedroom	201,889	91%	156,271	62%

	Owners		Renters	
	Number	%	Number	%
2 bedrooms	50,788	23%	111,002	45%
3 or more bedrooms	196,417	87%	220,802	87%
<b>Total</b>	<b>450,640</b>	<b>202%</b>	<b>504,423</b>	<b>201%</b>

**Table 31 – Unit Size by Tenure**

Alternate Data Source Name:

2011-2015 CHAS

Data Source Comments:

### **Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.**

According to the San Diego Housing Commission, current targeting of assisted units strives for 75% of new voucher admissions not to exceed 30% AMI, as established by HUD. The remaining 25% may be between 31-80% AMI. For new construction, the Housing Commission's 2016-2020 Strategic Plan set a production goal of 2,000 units — approximately 500 per year — of mixed income and affordable housing during the Strategic Plan period.

Moreover, California's General Plan Housing Element and the Regional Housing Needs Allocation (RHNA) provide a set of numbers and targets housing growth. The City of San Diego's RHNA allocation for the 2013 to 2020 period was set at 88,096. This target is further broken down by the following income groups.

### **Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.**

A total of 687 affordable units are eligible to convert to market-rate rents through FY 2020. The Housing Commission is dedicated to preserving and increasing affordable housing within the City and is working towards acquiring and developing 190 affordable housing units within Fiscal Year 2018 per its strategic plan.

Beyond regular term expirations, there is a potential loss of Single Room Occupancy (SRO) units due to downtown development opportunities. SROs are not a formally restricted affordable housing type, based on San Diego municipal code, but are "naturally affordable" due to size, amenities, and development type. San Diego Municipal Code includes SRO Hotel Regulations that require a one-for-one replacement of demolished or converted units or payment to Single Room Occupancy Hotel Replacement Fund. This ordinance is meant to preserve SROs with an occupancy permit before January 1, 1990. However, there is renewed interest to convert these sites to other uses, such as hotels - especially SRO located within high tourist areas. Approximately 2,146 SRO units are exempted from the replacement requirement of the SRO ordinance.

### **Does the availability of housing units meet the needs of the population?**

As described above, the growing demand for housing has consumed the existing stock and new housing development has not kept pace, creating a lack of available affordable housing for an increasing number of the City and region's residents. While increasing housing prices and rents has been felt by most residents, there is an acute shortage of housing affordable to workforce and low- and moderate- income residents. In addition, based on the number of families on the Housing Commission waitlists, there are not enough affordable units to meet the needs of the population. Based on estimates from San Diego's Housing Commission alone, as of 2017 the City was 54,937 short or 62% of the Regional Housing Needs Allocation established for 2013-2020. Lastly, with only a 4% vacancy in affordable housing units owned by the Housing Commission, the demand for publicly assisted housing remains high.

### **Describe the need for specific types of housing:**

Larger units to accommodate families are still in short supply in the City. Moreover, properties that are accessible for people with ambulatory disabilities and the elder are also needed. Lastly, as regional and national trends have shown, greater diversity in the housing typology to accommodate not only larger families, but also multi-generational, single-occupancy, and an array of other family unit structures should also be considered for the long-term viability of the affordable housing stock of the City. In 2017, for example, the City of San Diego amended its ordinance related to Accessory Dwelling Units, thus paving the way for the development of a different housing typology in the City to address the needs of a growing a population.

In addition to the need to address forms of housing, the location and size of adequate parcels for housing development continued to be an issue. The City, through its annual 2018 Housing Inventory Annual Report, has recognized, for example, that new Mixed-Use Zoning Packages are still needed to develop affordable housing. Such zones will look to provide flexible, yet clear, design guidance for developments in difficult contexts such as on large or irregular lots or adjacent to freeways and other transit hubs, allowing for an increase in transit-oriented housing opportunities

### **Discussion**

See above



## MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

### Introduction

Housing prices and rents rebounded, at first tepidly but then more sharply following the housing crisis that hit San Diego and the nation a decade ago. In net, housing costs in San Diego increased substantially between 2000 and 2015: rents increased by 93% and home values by 111%. The trend has continued into 2018 with home prices up 8% in the region from the previous year, according to Greater San Diego Association of Realtors Housing Supply Overview, and rents increasing 3% annually according to the San Diego County Apartment Association.

After a period of relative decline in rents in 2011 and modest increases between 2012 and 2014 and overall steady home prices from 2011 and 2014, since 2015 San Diego has experienced rapidly rising housing costs. In the spring of 2018, the average rent for 1-bedroom apartments was \$1,848, a 42% increase from five years ago, according to Zillow. The average rent for 2-bedroom, 2-bath apartments grew to \$2,292 in the spring of 2018, an increase of about 52% over five years (Zillow).

Meanwhile, the Housing Affordability table below suggests that about 96,600 rental units were affordable to households below 50% of AMI, based on 2011-2015 American Community Survey Comprehensive Housing Affordability Strategy data. The American Community Survey data do not distinguish between subsidized and non-subsidized units. However, it is likely that a very large share of the units the American Community Survey captured in this affordability range are subsidized units that are income and rent restricted. (See MA-10 for assisted units by affordability.) Rising rents over the past five years have diminished the number of unsubsidized units at these levels of affordability. A 2017 study of housing affordability in San Diego by the Housing Commission found that housing affordability impacts 100% of low-income residents and a large portion of moderate-income households. Roughly 70% of moderate-income households cannot afford homeownership, and more than 30% cannot afford rent.

The Housing Affordability table below also shows 33,960 owner-occupied homes are affordable to households with incomes at or below 50% median income, based on 2011-2015 Comprehensive Housing Affordability Strategy data. Similarly, home values have seen sizable annual increases for the past five years. Based on Zillow's Home Value Index for all homes (including single-family homes and condominiums) estimates that the median value of homes in the City of San Diego rose from \$400,000 in January of 2013 to \$623,700 in May 2018, an increase of 56% (not inflation adjusted), leaving many buyers priced out of the market.

### Cost of Housing

	Base Year: 2000	Most Recent Year: 2015	% Change
Median Home Value	220,000	463,000	110%
Median Contract Rent	714	1,377	93%

**Table 32 – Cost of Housing**

**Alternate Data Source Name:**

2011-2015 CHAS

**Data Source Comments:** Also used 2000 Census as Base Year.

<b>Rent Paid</b>	<b>Number</b>	<b>%</b>
Less than \$500	10,201	7.0%
\$500-999	52,234	25.8%
\$1,000-1,499	82,528	33.2%
\$1,500-1,999	57,731	21.7%
\$2,000 or more	49,137	12.3%
<b>Total</b>	<b>251,831</b>	<b>100.0%</b>

**Table 33 - Rent Paid**

**Alternate Data Source Name:**

2011-2015 CHAS

**Data Source Comments:**

## Housing Affordability

<b>% Units affordable to Households earning</b>	<b>Renter</b>	<b>Owner</b>
30% HAMFI	57,460	No Data
50% HAMFI	39,140	17,775
80% HAMFI	48,340	31,130
100% HAMFI	No Data	141,605
<b>Total</b>	<b>144,940</b>	<b>190,510</b>

**Table 34 – Housing Affordability**

**Alternate Data Source Name:**

2011-2015 CHAS

**Data Source Comments:**

## Monthly Rent

<b>Monthly Rent (\$)</b>	<b>Efficiency (no bedroom)</b>	<b>1 Bedroom</b>	<b>2 Bedroom</b>	<b>3 Bedroom</b>	<b>4 Bedroom</b>
Fair Market Rent	1,257	1,400	1,816	2,612	3,198
High HOME Rent	1,088	1,166	1,402	1,611	1,778
Low HOME Rent	852	913	1,095	1,265	1,411

**Table 35 – Monthly Rent**

**Data Source Comments:**

## Is there sufficient housing for households at all income levels?

The pace of housing development in San Diego has been slow and has not kept up with the pace of population growth, creating increased pressure on housing prices and rents. The growing population is finding lower vacancy rates and fewer housing options in the City.

Based on a 2017 report by the Housing Commission, during the 2007-15 economic cycle, the City of San Diego's population grew by about 15,000 persons annually, while the City averaged only an additional 3,000 housing units per year. Such production remains out of step with the region's long-term outlook for a steady household size of 2.8-2.9 persons and by all accounts with the needs of the least able to afford the rise in rents in a tighter and tighter housing market.

Further, San Diego's housing production has only met 38% of the housing needs for the State-mandated Housing Element's Regional Housing Needs Allocation (RHNA) cycle, with less than three years remaining in its 2010-2020 cycle. Development is particularly lagging in very low-, low- and moderate-income housing, meeting only 9%, 14%, and 0.2% of housing needs, respectively. The table below Table 5 below shows actual housing production in the City of San Diego by income category, compared to RHNA.

### **How is affordability of housing likely to change considering changes to home values and/or rents?**

Residential development in San Diego has not been able to respond to the significant population and employment growth of the last five years. Increased demand for housing in a tighter market will put pressure on a scarce housing stock, thus leading to even higher home prices and rents. Per person, San Diego had 0.38 housing units, lower than cities such as Austin (0.42) Denver (0.45) and Seattle (0.48). The City's housing stock also contains a low percentage of newer housing – the majority of San Diego's housing units were built between 1970 and 1980, and overall more than 75% of housing units are over 30 years old.

For sale housing has become increasingly unaffordable to first-time homebuyers, as the median sales price for homes in San Diego increases steadily. Detached home prices have risen by almost 10% since the previous year and attached homes, such as condos, have risen by 6%.<sup>[1]</sup> Lack of affordable housing is also a problem for renters. Rental and vacancy surveys from the San Diego County Apartment Association for years 2013 through 2017 show rental rates increase by 34% during that period.

Low-income groups and others least able to face the added costs will have additional challenges as prices and rents rise and the affordable housing stock dwindles further. An update of the City's Single-Room Occupancy (SRO) inventory commissioned by the Housing Commission in 2015, for example, identified 2,188 SRO units that had been demolished since the previous update in the 1990s, thus highlighting yet another source threatening access to affordability in the City. Moreover, 1,299 more SRO units are at-risk of being lost because they are exempt from the unit replacement requirement in the City's SRO ordinance.

Without programs and policies that incentivize and subsidize housing production in the City, an increasing supply of housing that meets the needs of the lowest-income renters and owners will be a challenge. The City of San Diego is attempting to address the housing shortage through outlined strategies and initiatives in the Mayor's "Housing SD" plan. The plan includes a series of regulatory reforms intended to address housing affordability, improve review processes and facilitate affordable housing.

### **How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?**

Table 36 illustrates the 2018 HUD fair market rents for rental housing, as well as the allowable high and low HOME rents. These rents are the upper limits of rents that can be charged by property owners with units assisted by HUD rental housing programs. As noted elsewhere, rapidly increasing rents in the City's market have widened the gap between HUD FMRs and market rents, creating problems for low-income households seeking units that will accept their HUD voucher for rent assistance

According to 2018 data compiled by Zillow, average rents for all rentals vary by location within the City. Median listing rents in the La Jolla neighborhood are \$5,000 as November 2018, the highest in the City. Meanwhile, average rents are lower at Mira Mesa, Point Loma Heights, University City, and Clairemont Mesa East, at about \$2,600-\$2500 based on Zillow Data. According to data from Rent Café, the most affordable neighborhoods in San Diego are Cherokee Point, where the average rent goes for \$1,440 per month, Corridor, where renters pay \$1,440 per month on average, and Azalea - Hollywood Park, where the average rent goes for \$1,446 per month.

The median income for a family of four in the County of San Diego is \$81,800. Using HUD's definition, affordable housing for a household earning up to 80% of AMI, would be an apartment renting for about \$1,500 a month -- well below average rent for a two-bedroom in the City.

The cost data discussed above clearly demonstrate the need to produce and preserve housing with affordable rents throughout the City, particularly in areas where market rents are significantly higher than HUD's Fair Market Rent and HOME rents.

### **Discussion**

The discussions above emphasize that homes in San Diego are becoming increasingly more expensive, and the affordability gap is growing wider. Considering the large difference between income and housing costs, there is an extraordinary need for more affordable housing, not just for the lowest-income residents, but also for a large number of moderate-income working families. Overall, there is a strong need for a diverse mixture of new housing stock to serve the needs of the City's population.

## MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)

### Introduction

Overall, despite the many efforts by the City to spur residential development through incentives and new zoning, the tremendous growth of the City and its population has outpaced the construction of new homes. Moreover, the existing housing stock is aging, with 61% of owner-occupied units and 57% of renter-occupied units built before 1980. Lastly, the overall quality of homes has taken a toll with 54% of renting households and 35% of owner-occupied households experiencing at least one of four housing problems, which may include an incomplete kitchen facility, incomplete plumbing facility, more than one person per room, or a cost burden greater than 30% of income.

### Definitions

The City defines substandard housing as buildings or units that are not in compliance with the California Health and Safety Code. This includes units having structural hazards, faulty weather protection, fire, health and safety hazards, or lacking complete kitchen or plumbing facilities. Standard condition housing is defined as complying with the California Health and Safety Code.

### Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	80,040	16%	138,965	54%
With two selected Conditions	0	0%	0	0%
With three selected Conditions	0	0%	0	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	145,570	30%	258,785	100%
<b>Total</b>	<b>225,610</b>	<b>46%</b>	<b>397,750</b>	<b>154%</b>

Table 36 - Condition of Units

Alternate Data Source Name:

2011-2015 CHAS

Data Source Comments: Cost burden not available on all conditions

### Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	55,300	11%	31,452	12%
1980-1999	143,587	30%	78,888	31%
1950-1979	252,733	52%	128,645	50%
Before 1950	33,471	7%	18,562	7%
<b>Total</b>	<b>485,091</b>	<b>100%</b>	<b>257,547</b>	<b>100%</b>

Table 37 – Year Unit Built

Alternate Data Source Name:  
2011-2015 CHAS  
Data Source Comments:

### Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	286,204	59%	147,207	57%
Housing Units build before 1980 with children present	59,813	12%	83,907	33%

**Table 38 – Risk of Lead-Based Paint**

Alternate Data Source Name:  
2011-2015 CHAS  
Data Source Comments:

### Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	0	0	0
Abandoned Vacant Units	0	0	0
REO Properties	0	0	0
Abandoned REO Properties	0	0	0

**Table 39 - Vacant Units**

Data Source: 2005-2009 CHAS

### Vacant Units Text

Data on vacant units or suitability for rehabilitation is not collected by the City of San Diego.

### Need for Owner and Rental Rehabilitation

In addition to the age of housing stock, the number of vacant/abandoned units, and the risk of lead-based paint are also key factors in determining the health of the properties in the area. Approximately 23% of the homes within San Diego are over 50 years old (built before 1960) and 59% are over 40 years old (built before 1980). These owner and rental homes built pre-1980 often indicate a potential need for rehabilitation-related activities, including energy-efficiency upgrades, accessibility modifications, and lead hazard remediation. However, based on estimates by the General Plan Housing Element of 2013-2020, only a fraction of the units requires major repair and/or rehabilitation, amounting to approximately less than 5,000 units.

## **Estimated Number of Housing Units Occupied by Low or Moderate Income Families with LBP Hazards**

The age of housing stock is the key variable for estimating the number of housing units with lead-based paint hazards. Lead-based paint was prohibited on residential properties starting in 1978, and for purposes of this plan, units built before 1980 will be used as a baseline for units that contain LBP. As mentioned above, 58.6% of occupied housing units were built before 1980.

Using the fact that the 44% of all San Diego households earn less than 80% AMI, we can apply this percentage to all houses built before 1980. Assuming, for example, that low- and moderate-income households are equally distributed among housing units built before 1980, then 44% of the 208,306 households built before 1980, or 125,975, would be low or moderate-income households. Overall, homes built before 1980 are at risk of lead-based paint hazard.

Moreover, using the assumptions above, we can determine that out of the 143,720 households with children currently residing in units built before 1980 in the city, 63,237 or 44% of those units are low- or moderate-income households with children.

In addition, the table above reveals a link between low-to moderate income housing and LBP hazards. The table lists the zip codes with the highest lead blood levels in children, and each of the ten listed zip codes consists of tracts where 51% or more of residents are low-to moderate households.

## **Discussion**

Almost 148,000 households with children present live in housing built before 1980 according to the 2011-2012 American Community Survey data. Children age six and younger are at greatest risk of lead poisoning. The effects of lead poisoning include damage to the nervous system, decreased brain development, and learning disabilities.

The City of San Diego has worked proactively for a number of years to reduce lead hazards in its housing stock. City council formed a Lead Safety and Healthy Homes Program in 2002 and adopted the Lead Hazard Prevention and Control Ordinance in 2008. The Lead Safe Housing Registry lists rental housing that had lead hazards remediated by the Lead Safety Collaborative program, a HUD-funded initiative that mitigated lead hazards in 150 low-income rental housing units

## MA-25 Public and Assisted Housing – 91.210(b)

### Introduction

On September 10, 2007 HUD transferred full ownership and operating authority of 1,366 public housing units at 137 sites to the Housing Commission. Since that time, the Housing Commission has created additional affordable housing rental units, bringing the total number of affordable housing units owned by Housing Commission to 2,195. The former public housing units and the newly created housing units are restricted to low-income renters with incomes at 80% AMI or less. The Housing Commission continues to operate 189 public housing units.

### Totals Number of Units

	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers					
				Total	Project -based	Tenant -based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available	0	39	189	15,007	662	13,248	833	90	174
# of accessible units			11						
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 40 – Total Number of Units by Program Type

Alternate Data Source Name:  
PIC (PIH Information Center Updated)  
Data Source Comments:

**Describe the supply of public housing developments:**

**Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:**

All public housing sites have been recently renovated and have progress annual maintenance performed. The revitalization efforts coupled with asset perseveration allow City Public Housing sites to be in good order in regard to the exterior and interior condition.



## Public Housing Condition

Public Housing Development	Average Inspection Score
Central	79C
North	89C
South	96B

Table 41 - Public Housing Condition

### Describe the restoration and revitalization needs of public housing units in the jurisdiction:

All public housing sites have been recently renovated and have annual maintenance performed. The revitalization efforts coupled with asset perseveration allow the Public Housing sites to be in good order in regard to the exterior and interior condition.

### Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:

All residents are offered a well-managed living environment. The needs of both the resident and property are addressed in an expeditious fashion, and all available resources from outside agencies that offer social services are consistently promoted to residents.

The Housing Commission-operated Achievement Academy provides workforce development resources to residents within the public housing portfolio.

### Discussion:

Please see discussions above.

## MA-30 Homeless Facilities and Services – 91.210(c)

### Introduction

A variety of housing facilities and services are offered to homeless individuals by organizations within San Diego, including the Housing Commission, the City, the County, community-based organizations, faith-based organizations, and health service agencies. Housing facilities include emergency shelters, transitional housing, safe havens, and permanent supportive housing options. Homeless support services offered within the City include: outreach and engagement, housing location assistance, medical services, employment assistance, substance abuse recovery, legal aid, mental health care, veteran services, public assistance benefits and referrals, family crisis shelters and childcare, domestic violence support, personal good storage, and personal care/hygiene services.

### Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	256	280	411	393	12
Households with Only Adults	858	370	477	1,289	148
Chronically Homeless Households	0	0	0	207	4
Veterans	200	0	296	544	0
Unaccompanied Youth	0	0	0	0	0

**Table 42 - Facilities and Housing Targeted to Homeless Households**

Data Source Comments: 2018 HIC

**Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons**

Many mainstream resources are used to augment the federally and locally funded homeless services. According to the 2018 PIT, 43% of unsheltered individuals reported instances of mental health issues, physical disabilities, and/or having a chronic health condition. HUD funded homeless programs work to connect persons experiencing homelessness to mainstream benefits, which include: Supplemental Nutrition Assistance Program, Medicare, MediCal, State Children's Health Insurance, Veterans' benefits, Temporary Assistance to Needy Families, or Section 8. This is achieved by offering case management and follow-up, as well as assisting with screenings and referrals. One specific program, SD HOPE, offers SOAR services in the region, which expedites awards for social security disability support. These services help clients access health services and mainstream resources to increase participation for both cash and non-cash benefit programs.

Starting in Fiscal Year 2020, the City-funded rapid re-housing projects will be participating in an employment pilot program, through which 300 households will receive employment and housing services for up to two years. This will validate the effectiveness of providing targeted employment services to traditional rapid re-housing resources and increase partnerships with the local workforce partnership organization.. Ultimately, this pilot aims to promote the integration of intentional employment services with rapid re-housing programs and expanding the network between the employment and homeless systems. The RTFH will coordinate and oversee the pilot, while the San Diego Workforce Partnership and the Housing Commission will offer employment services to rapid re-housing clients. The City funded rapid re-housing providers include Father Joe's Villages, SouthBay Community Services, HomeStart, PATH, and the San Diego Housing Commission will be using local dollars to participate. As part of pilot there is a committed partnership with City Personnel Department to support the provision/fill vacant City jobs for pilot participants.

Additionally, the County of San Diego has developed an initiative called Project One For All (POFA) which provides intensive wrap around services, including mental health counseling and housing, to homeless individuals with serious mental illness. A partnership has been developed with the Housing Commission, resulting in the commitment of 733 housing vouchers to this initiative to be combined with the County's supportive services.

**List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.**

In addition to the individual facilities and services providers listed in Appendix MA-30: Homeless Facilities and Services, a unique year-round housing and service center "one-stop shop" is the City-sponsored Connections Housing, a residential facility that opened in 2013 designed to move homeless

individuals off the street and into permanent housing with supportive services. Connections Housing provides housing for 223 individuals, a health center, and over two dozen social services, all conveniently located within one building. Within Connections Housing are 134 Interim Shelter beds, which are part of a 90-day short-term housing program designed to move individuals off the street quickly. Also included are 73 permanent supportive studio units, with a case manager assigned to each resident to assist them in accessing the on-site services. An additional 16 special needs interim beds provide short-term rental assistance and supportive services while clients are pending a referral to an appropriate permanent housing solution.

In fiscal year 2018, the City launched several new programs to address the needs of persons experiencing homelessness who are unsheltered on the streets. Between December 2017 and January 2018 an additional 674 bridge shelter beds were brought on-line. The Bridge Shelters opened at three sites within the City, with the goal of addressing homelessness and offer a safe, centralized location for individuals and families experiencing homelessness to receive temporary housing and appropriate supportive services needed to expedite placement into permanent or longer-term housing options. The families with children and single women shelter supports 150 beds, the single adult shelter supports 324 beds, and the veteran's shelter supports 200 beds.

In June of 2018 the City opened a second storage center where persons experiencing homelessness can safely store their belongings as they look for work, attend classes, or meet with a service provider, and augments existing storage center services that have been operated by in the City's downtown area since 2011.

HOUSING FIRST – SAN DIEGO: 2018-2020, is the Housing Commission's homelessness action plan, and directs \$79.7 million in federal, City of San Diego, and Housing Commission resources over three fiscal years into six programs that will create permanent housing opportunities for 3,000 individuals and families experiencing homelessness in the City. This action plan is rooted in the national "Housing First" model of addressing homelessness – to provide individuals experiencing homelessness with housing as quickly as possible, with supportive services as needed. HOUSING FIRST – SAN DIEGO: 2018-2020 programs include: New Permanent Supportive Housing; the Moving Home Rapid Rehousing program; Homelessness Prevention and Diversion programs, including the Downtown San Diego Partnership's Family Reunification Program; the Landlord Engagement and Assistance Program (LEAP); the Housing Commission's Moving On rental assistance program, which assists formerly homeless individuals who have stabilized in permanent supportive housing and are ready to transition out of permanent supportive housing but still need rental assistance; and Coordinated Street Outreach. Between the period of July 1, 2017 – December 30, 2018), HOUSING FIRST – SAN DIEGO: 2018 – 2020 created 3,051 housing opportunities for San Diegans experiencing homelessness.

## MA-35 Special Needs Facilities and Services – 91.210(d)

### Introduction

#### HOPWA Assistance Baseline Table

Type of HOWA Assistance	Number of Units Designated or Available for People with HIV/AIDS and their families
TBRA	80
PH in facilities	110
STRMU	0
ST or TH facilities	101
PH placement	0

**Table 43– HOPWA Assistance Baseline**

**Alternate Data Source Name:**

HOPWA CAPER

**Data Source Comments:** Also used HOPWA Beneficiary Verification Worksheet

**Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs**

Supportive housing for the elderly, persons with disabilities, persons with addictions, and those living with HIV/AIDS are designed to allow the individuals to live as independently as possible. Those suffering from substance abuse might require counseling or case management, with a shorter-term rehabilitation. Other more challenging/on-going conditions might require supportive services that include long-term assisted living, as well as transportation and nursing care.

**Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing**

- **Small Family Homes** Small Family Homes provide 24-hour care in the licensee's family residence for six or fewer children who are mentally disabled, developmentally disabled, or physically handicapped, and who require special care and supervision as a result of such disabilities.
- **Group Homes** Group Homes are facilities of any capacity and provide 24-hour non-medical care and supervision to children in a structured environment. Group Homes provide social, psychological, and behavioral programs for troubled youth.

- **Adult Residential Facility** Adult Residential Facilities (ARF) are facilities of any capacity that provide 24-hour non-medical care for adults ages 18 through 59, who are unable to provide for their own daily needs. Adults may be physically handicapped, developmentally disabled, and/or mentally disabled.
- **Residential Care Facilities for the Elderly** Residential Care Facilities for the Elderly (RCFE) provide care, supervision and assistance with activities of daily living, such as bathing and grooming. They may also provide incidental medical services under special care plans. The facilities provide services to persons 60 years of age and over and persons under 60 with compatible needs. RCFEs may also be known as assisted living facilities, retirement homes, and board and care homes. The facilities can range in size from fewer than six beds to over 100 beds. The residents in these facilities require varying levels of personal care and protective supervision. Because of the wide range of services offered by RCFEs, consumers should look closely at the programs of each facility to see if the services will meet their needs.
- **Social Rehabilitation Facility** A Social Rehabilitation Facility is any facility that provides 24-hours-a-day non-medical care and supervision in a group setting to adults recovering from mental illnesses who temporarily need assistance, guidance, or counseling.

**Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)**

The County will continue to facilitate the City County HIV Housing Committee and will administer the following 15 HOPWA contracts:

211, Being Alive (2), Fraternity House (3), Mamas Kitchen, South Bay Community Services, St. Vincent de Paul (2), Stepping Stone (2), Townspeople (3)

**For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))**

Please see above.

## **MA-40 Barriers to Affordable Housing – 91.210(e)**

### **Negative Effects of Public Policies on Affordable Housing and Residential Investment**

Based on the previous work of the San Diego's Regional Planning Agency in its 2015 Analysis of Impediments to Fair Housing Choice and City's 2018 Housing Inventory Annual Report, the following is a list of barriers to affordable housing in the City of San Diego and the rest of the county:

**Affordability:** Income and wages are not keeping pace with rising housing costs and the overall cost of living. Moreover, federal resources for programs, such as the federal Section 8 Program, do not match the need experienced. Finally, from a homeownership perspective, the majority of residents are not able to reach the dream of owning their own home within City limits.

**Vacancy Rates:** Low housing vacancy rates and lack of new construction are contributing to higher rents. Moreover, the cost of land is significant, while the general supply of available land is low for future growth, thus contributing to affordability issues.

**Community Push-Back:** Development barriers in some communities, including permit processing times, height restrictions, outdated community plans, environmental review, and community opposition in the form of "NIMBYism" continue to be a barrier for the location and cost of affordable housing projects.

**Education and Outreach:** Educational and outreach literature regarding affordable housing issues, rights, and services on websites or at public counters is limited. Fair and affordable housing education is identified as one of the most important strategies for furthering fair housing. However, traditional outreach methods of publishing notices and press releases in newspapers and posting information on websites are not adequate to reach the general public with diverse needs and interests. Outreach methods should be expanded to include other media of communications, and also utilize networks of neighborhood groups and local organizations.

**Lending and Credit Counseling:** Throughout San Diego County, White applicants were noticeably overrepresented in the loan applicant pool, while Hispanics were severely underrepresented. Black and Hispanic applicants also seem to be significantly more likely to receive subprime loans.

**Overconcentration of Housing Choice Vouchers:** Due to the geographic disparity in terms of rents, concentrations of Housing Choice Voucher use have occurred. The City should continue to implement the Choice Communities Initiative, Moving Forward plan, and Housing Choice Voucher Homeownership Program, among other programs and activities to deconcentrate voucher use.

**Housing Options:** Housing options for special needs groups, especially for seniors and persons with disabilities, have improved, but remain limited. Affordable programs and public housing projects have long waiting lists. The City should work to promote the distribution of affordable housing and a range of housing choices for households with special needs.

## MA-40 Additional Text 1

**Public Policies:** Various land use policies, zoning provisions, and development regulations may affect the range of housing choice available within the City and in the regional context. Several jurisdictions within the county have yet to update their zoning ordinances to address special needs housing, thus adding pressure to the City. Jurisdictions in the region should work together to amend the zoning ordinances that reflect the growing needs and expectations of the area.

**Racial Segregation:** In 2010, about 5.6% of the County's total population lived in a R/ECAP (racially/ethnically concentrated areas of poverty). Such areas are also more impacted by adverse environmental factors such as exposure to hazardous materials. Local housing policies should work to promote the distribution of affordable housing throughout the community and offer a range of housing choices.

**Linguistic Isolation:** A significant proportion of San Diego City and County residents indicated they spoke English "less than very well" and can be considered linguistically isolated. Entitlement jurisdictions should periodically update their Limited English Proficiency (LEP) plans to ensure language assistance reflects the changing demographics of the communities.

## Strategies and Responses

To address such barriers, the City has embarked in the following actions and strategies:

- Updates to the Affordable, In-fill Housing and Sustainable Buildings Expedite Program were published by City's Development Services Department in September 2018. Improvements to the program include quicker processing for all eligible projects and "express" processing for projects with 100% affordable housing. Additionally, any commercial, industrial, or residential development project located within the San Diego Promise Zone is eligible for the program.
- To facilitate the production of 2,000 to 6,000 accessory dwelling units (ADUs) by 2028, the City Council waived Development Impact Fees (DIFs), Facility Benefit Assessment (FBA) fees, and General Plan Maintenance Fees for the construction of ADUs.
- The Affordable Housing Density Bonus program was updated in March 2018 to allow more projects to be eligible for density bonuses, thereby incentivizing the production of more affordable housing.
- In the 11th Update to the Land Development Code, 46 code amendments were adopted to improve housing affordability, streamline the review process, and eliminate redundancies.
- Streamlined environmental review
- In addition to elimination of Development Impact Fees (DIFs) for ADU construction, the City is considering modifications to Development Impact Fee (DIF) calculations to further spur affordable housing development.



- The City is currently developing a Parks Master Plan that will result in a plan for future parks and programs to meet the recreation needs of all residents.
- The elimination of parking minimums in Transit Priority Areas has been proposed to reduce costs for developers, thereby improving housing affordability, and to help the City meet its greenhouse gas reduction goals of the Climate Action Plan.

#### **MA-40 Additional Text 2**

- In compliance with Senate Bill 743, the City is continuing its implementation of vehicle miles traveled (VMT) as the standard for how transportation impacts are measured as part of the environmental review process for projects. This change is crucial in achieving the greenhouse gas reduction goals of the Climate Action Plan.
- As part of an effort to increase funding for affordable housing projects, the Housing Commission recently made \$50 million available through three Notices of Funding Availability (NOFA) for the construction and preservation of affordable housing. Additionally, the City Council is considering changes to the Inclusive Zoning ordinance to increase production of onsite affordable housing. These changes augment funding through existing programs such as CDBG and HOME.
- The City's Planning Department continues an effort to update community plans, particularly for the Barrio Logan neighborhood which is comprised of several CDBG-eligible census tracts. Updates to community plans will bring the City closer to achieving housing affordability and decreasing greenhouse gas emissions.
- Exemplified by updates to the Affordable, In-fill Housing and Sustainable Building Expedite Program, the City's Development Services Department continues to streamline and improve project review processes.
- A Source-of-Income Anti-Discrimination ordinance was recently enacted, which prohibits housing discrimination against applicants who use Housing Choice Vouchers or other rent assistance. It is expected the ordinance will result in many more successful housing placements for LMI households.

The following includes additional actions to address barriers:

- Providing permanent financing for affordable housing in the form of low-interest loans, tax-exempt bonds and land-use incentives. Technical assistance, such as help with securing tax credits; Predevelopment assistance, loans and grants to help non-profit developers during the preconstruction phase; Funding sources include federal HOME funds, Multifamily Tax-Exempt Bonds, Community Development Block Grants and the local Affordable Housing Fund. These funding sources can be used alone or in combination with each other. Each fund has its own requirements for allowable uses, repayment terms and project affordability restrictions.
- The Housing Commission owns and manages the public housing inventory, affordable housing units, and ground leases within the City. The units are restricted to low-income renters with incomes at 80% Area Median Income (AMI) or less. The number of units in the Housing

Commission's Real Estate portfolio is over 2,100 units amongst 153 residential properties, eight of those being Public Housing properties and four sites that are under a long-term ground and building lease. In addition to the units owned and operated, the Housing Commission is the Ground Lessor on 18 properties that provide over 1,617 affordable units

## MA-45 Non-Housing Community Development Assets – 91.215 (f)

### Introduction

In many respects, the City of San Diego has fully recovered from the 2008 Recession. Unemployment stands at 3.1% and the labor market has made significant strides in the past ten years. Today, the City boasts one of the largest and strongest economies in the nation. The City's Economic Development Department has supported and spurred further growth by offering a variety of resources, including:

- **Open Counter** – the migration to the Open Counter project management software has offered entrepreneurs and developers a streamlined and user-friendly platform for planning their projects. The zoning portal allows businesses to find appropriate sites, the business portal makes it easy to view and manage the permitting process, and the residential portal makes it easy for builders to view and apply for relevant permits.
- **Cluster maps** – the City created a website dedicated to the brewing industry, a key component of the region's economy. The website shows the industry cluster, as well as provides information on resources relevant to the brewing industry.
- **Business accelerator** – in collaboration with the Jacobs Center for Neighborhood Innovation and CONNECT, the City is committing \$2.5 million to construct an accelerator to grow local early-stages businesses in San Diego's most underserved communities. The accelerator is being constructed in the San Diego Promise Zone, a HUD-designated area, and is made possible through HUD entitlement funding.

**Startup resources** – the City maintains a comprehensive list of resources for startup businesses easily accessible on the Economic Development Department's website.

### Economic Development Market Analysis

#### Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	10,645	8,103	1	1	0
Arts, Entertainment, Accommodations	43,200	36,084	4	3	-1
Construction	98,474	79,251	8	7	-1
Education and Health Care Services	357,036	325,475	29	30	1

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Finance, Insurance, and Real Estate	47,932	43,543	4	4	0
Information	27,379	24,256	2	2	0
Manufacturing	116,965	108,231	10	10	0
Other Services	60,435	51,412	5	5	0
Professional, Scientific, Management Services	161,255	142,471	13	13	0
Public Administration	43,735	41,234	4	4	0
Retail Trade	171,344	144,910	14	13	-1
Transportation and Warehousing	31,162	27,074	3	3	0
Wholesale Trade	54,777	48,732	4	5	1
Total	1,224,339	1,080,776	--	--	--

**Table 44 - Business Activity**

**Alternate Data Source Name:**

2011-2015 CHAS

**Data Source Comments:**

## Labor Force

Total Population in the Civilian Labor Force	717,280
Civilian Employed Population 16 years and over	656,577
Unemployment Rate	8.50
Unemployment Rate for Ages 16-24	22.30
Unemployment Rate for Ages 25-65	6.90

**Table 45 - Labor Force**

Alternate Data Source Name:

2011-2015 CHAS

Data Source Comments:

Occupations by Sector	Number of People
Management, business and financial	298,190
Farming, fisheries and forestry occupations	0
Service	128,590
Sales and office	145,413
Construction, extraction, maintenance and repair	37,908
Production, transportation and material moving	46,476

**Table 46 – Occupations by Sector**

Alternate Data Source Name:

2011-2015 CHAS

Data Source Comments:

## Travel Time

Travel Time	Number	Percentage
< 30 Minutes	442,566	71%
30-59 Minutes	155,491	25%
60 or More Minutes	27,158	4%
<b>Total</b>	<b>625,215</b>	<b>100%</b>

**Table 47 - Travel Time**

Alternate Data Source Name:

2011-2015 CHAS

Data Source Comments:

## Education:

### Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	55,610	6,506	30,876
High school graduate (includes equivalency)	87,926	8,968	28,997
Some college or Associate's degree	172,444	13,968	43,381
Bachelor's degree or higher	287,223	12,925	45,596

**Table 48 - Educational Attainment by Employment Status**

Alternate Data Source Name:

2011-2015 CHAS

Data Source Comments:

### Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	813	3,252	4,126	11,065	6,652
9th to 12th grade, no diploma	7,970	6,932	6,315	9,604	3,438
High school graduate, GED, or alternative	27,219	21,486	14,801	26,044	10,855
Some college, no degree	38,404	31,642	19,193	32,034	11,868
Associate's degree	3,609	9,275	6,568	11,907	4,605
Bachelor's degree	8,559	40,018	25,059	36,256	14,537
Graduate or professional degree	622	16,738	18,505	30,872	16,698

**Table 49 - Educational Attainment by Age**

Alternate Data Source Name:

2011-2015 CHAS

Data Source Comments:

### Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	18,646
High school graduate (includes equivalency)	27,843
Some college or Associate's degree	35,766
Bachelor's degree	53,625
Graduate or professional degree	76,311

**Table 50 – Median Earnings in the Past 12 Months**

Alternate Data Source Name:

2011-2015 CHAS

**Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?**

Based on American Community Survey 2011-2015 data, the sectors of educational services, health care and social assistance make up about 22% of the business activity of the City of San Diego. Within all sectors, health care and social assistance have the largest share of workers in the City with accommodation and food services coming in as a close second. The San Diego Regional Economic Development Corporation (EDC) identifies the following employment sectors: innovation, military, tourism, local services, and intellect/higher education institutions. The local economy is moving towards knowledge intensive industries, such as the innovation economy, as opposed to traditional industries, such as manufacturing.

**Describe the workforce and infrastructure needs of the business community:**

With about 43% of the employed civilian workforce holding a bachelor's degree or higher, the San Diego business community has access to a highly educated and capable workforce. Moreover, as San Diego Regional Economic Development Department's 2016 report pointed out, San Diego's potential workers are 24% multilingual and well-equipped to meet the needs of the health and scientific business sectors of the local economy, with 42% of college graduates holding an engineering or science bachelor's degree, thus placing San Diego fourth in the nation as of 2016.

Yet, with growing sectors such as construction, hospitality, and food services in the City, the lack of qualified or willing candidates with the proper training or educational background in an increasingly competitive workers' market presents an immediate need and future challenge for the growth and sustainability of those businesses. Moreover, indirect factors, such as access to reliable water sources and infrastructure for industrial use in the City, also play role and present an immediate need in the business community. The growing construction industry, for example, requires reliable sources of water in order to continue to operate smoothly; meanwhile, the condition of roads and infrastructure are not only critical for small businesses in the area, but also for a growing tourism sector.

**Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.**

According to the City's most recent Economic Development Strategy (2017-2019), the City of San Diego faces more than a \$1 billion backlog in deferred capital and infrastructure spending. While such backlogs are spread throughout the City, older, more densely populated neighborhoods have yet to benefit from recent infrastructure investments. As investments in public infrastructure and facilities do make it to

those older neighborhoods in the next phase of community planning and implementation, the benefits will include increased property values, improved public safety and more new, private investment and construction jobs.

Moreover, the newly designated Promise Zone covering three of the City's most economically disadvantaged neighborhoods -- Barrio Logan, Southeastern San Diego and Encanto -- provides a new opportunity to provide workforce development and infrastructure to an area likely to see positive economic development in the near future.

There are multiple planned local and regional initiatives occurring throughout the City and County of San Diego. There is new infrastructure being developed for transportation, such as the Metropolitan Transit System's investment in the Rapid, which provides frequent trips along direct routes in high-frequency service areas with limited stops. In addition, the Trolley line is being expanded to connect Downtown San Diego to UC San Diego and University City, areas of the City with high travel activity.

### **How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?**

The San Diego Region has a diverse economic base with more than 1.5 million employment opportunities and the lowest unemployment in nine years. Additionally, the EDC states the regional economy has grown 14.5% since 2010 and is seeing an increase in the innovation (also known as knowledge-based) economy. The innovation economy is growing three-times faster than the overall San Diego economy. San Diego has a higher-than-average concentration of Science, Technology, Engineering, and Mathematics (STEM) workers who can be employed in the innovation economy, which translates to higher median earning than other sectors, additionally each job in the innovation economy supports another two jobs in the region.

San Diego's workforce skillset and education highly favors the health care and professional management business sectors of the local economy. Such sectors have continued to see steady and significant growth in the last decade and the workforce has responded accordingly. The region is also seeing rebounding growth in the manufacturing and service sector. The workforce in these sectors, such as construction and food services and hospitality, face significant challenges as the pool of candidates becomes

increasingly specialized in other sectors. A challenge the workforce faces relates to the high cost of living, those in San Diego are spending significantly more income on housing cost as compared to peer cities, which creates a local challenge in retaining top talent. On average, 50% of college graduates leave the region to find higher wages in other competitive markets.



**Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.**

The continued work of the San Diego Workforce Partnership has directed State and federal funds to youth and adult job training programs throughout the City and region. Overall, the partnership has launched nearly 500 workforce-related initiatives that address the challenges of the City and region.

The CONNECT2Careers City Mentorship Program is indicative of this commitment to the local workforce. Mentees receive 20 hours of paid work-readiness training prior to starting a paid 150-hour mentorship experience with a City of San Diego employee.

In addition to such initiatives, the partnership's updated priority sectors – which include Advanced Manufacturing, Clean Energy, Health Care, Information and Communication Technologies (ICT), and Life Sciences – have helped identify and prioritize workforce development and programs in those high-growth areas. As such, the Partnership's work has brought more than \$19 million in grants for the San Diego region since 2014.

**Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?**

**If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.**

No, but in 2016, The City of San Diego's Economic Development Department established an Economic Development Strategy which outlined tactical objectives and actions that the City should undertake from 2017 to 2019 to spur near-term local economic growth for all residents. The three objectives contained in the Strategy are to grow the City's economic base, increase the number of middle-income jobs, and increase the number of neighborhood-based businesses.

The Business Incentive Program, adopted by the City Council in 2018, is key to achieving the goals set forth in the Economic Development Strategy. Also known as Council Policy 900-12, the Business Incentive Program reformed existing incentives and implemented new ones to attract, retain, and expand mid-sized companies.

**Economic Base Factors**

Economic base sectors are groups of businesses within an industry that produce goods and/or services that are primarily sold outside the region. Unlike local businesses, which serve local customers but do not substantially increase the region's overall economy, economic base sectors are the foundation of

jobs and wealth for the entire region, bringing in revenue from the outside that circulates repeatedly within San Diego to boost the economy.

#### Neighborhood Business Districts

Neighborhood businesses and established business districts play an important role in San Diego's economy to serve and cultivate the community, provide needed services and sustain residents' quality of life. The Economic Development Department recognizes the importance of nurturing small, locally owned neighborhood businesses, especially those in older neighborhood business districts and historically underserved neighborhoods.

#### City Policies and Procedures

Key economic drivers rely on a variety of City services and operations to succeed, such as transportation networks, emergency facilities, police and fire services, and permits and licenses. In order to achieve strategic objectives, City services and operations must be aligned with the City's economic development goals. The public, other City departments, and economic development partners should be aware of the City's many economic development programs, incentives and services.

#### Workforce Development and Education

Thriving businesses rely on a highly skilled and technically educated workforce. Under the leadership of the Mayor and in collaboration with regional partners, the City of San Diego proposed two new workforce initiatives in 2015 — Opportunities for Tomorrow Start Today and ONESD100 — to support workforce development needs and promote regional growth of base sector industries. Additionally, the White House, in December 2016, named San Diego a federal TechHire city for its programs matching opportunities in San Diego's Information and Communication Technologies (ICT) sector with enhanced training for veterans and low-income San Diegans.

### **Discussion**

The City of San Diego has seen significant strides in the economy since the ending of the Great Recession. Additional opportunities emerge for inclusive economic development within the region to create and retain the talented workforce.

## **MA-50 Needs and Market Analysis Discussion**

### **Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")**

As with many cities across the U.S., the City of San Diego continues to face concentrations of housing-related problems in certain areas within its boundaries. Such housing concentrations relate more closely to affordability, income levels, and higher concentrations of minorities in certain Census tracts and neighborhoods. The maps below showcase where such clusters and concentrations are located within the City.

### **Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")**

In addition to income disparities or concentration of lower income households in particular areas of the city, the presence of areas where minority households are clustered are also shown in the map below. Moreover, areas where income disparities and racial and ethnic concentrations combined are also shown in the following maps.

### **What are the characteristics of the market in these areas/neighborhoods?**

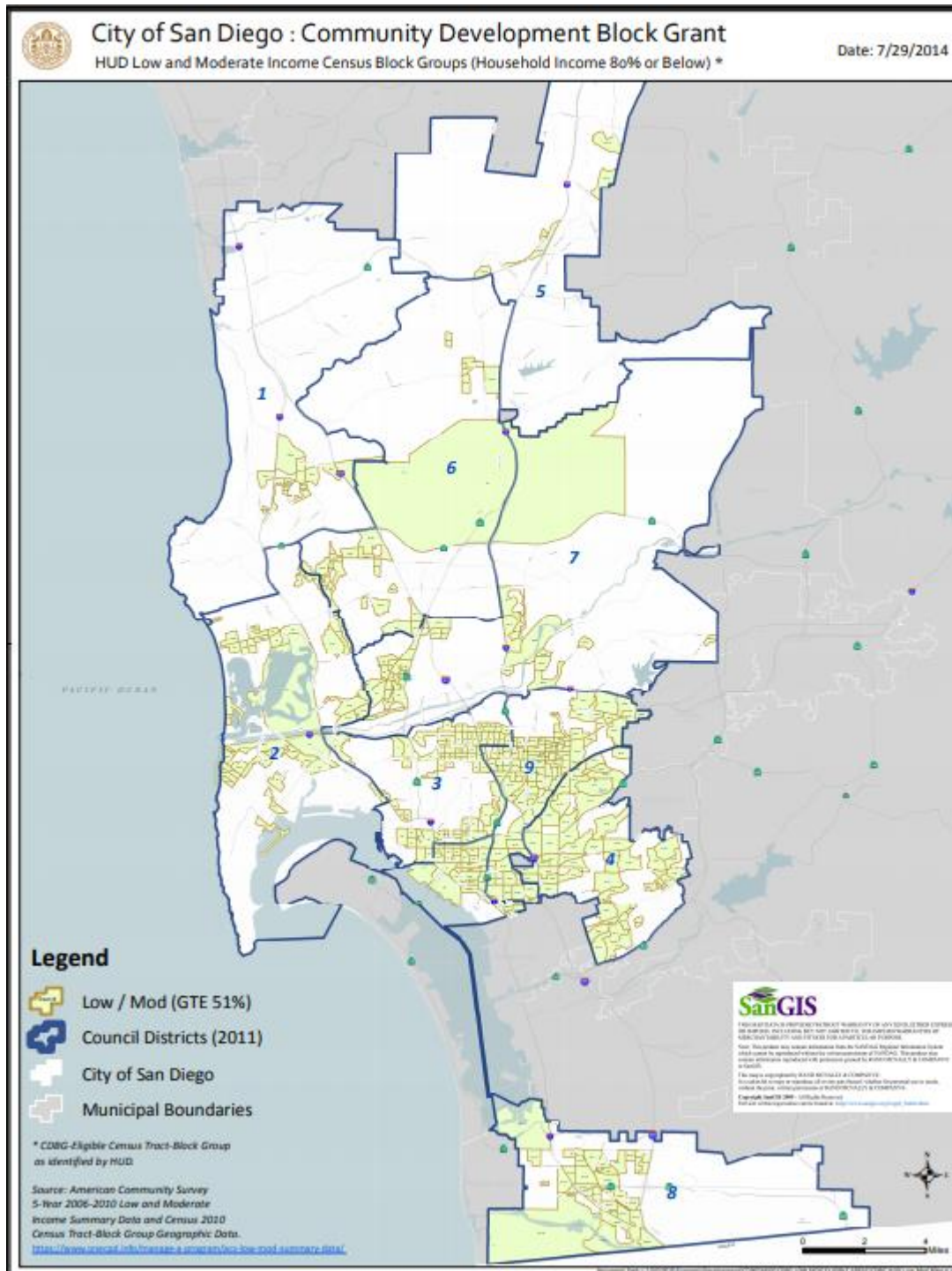
A great number of barriers exist for residents in these areas. With higher numbers of low- and moderate-income and minority households, there are often disproportionate housing problems such as overcrowding and cost burden, greater public investment and infrastructure needs, less accessible public facilities such as parks, and a need for increased public safety services such as police and fire stations.

### **Are there any community assets in these areas/neighborhoods?**

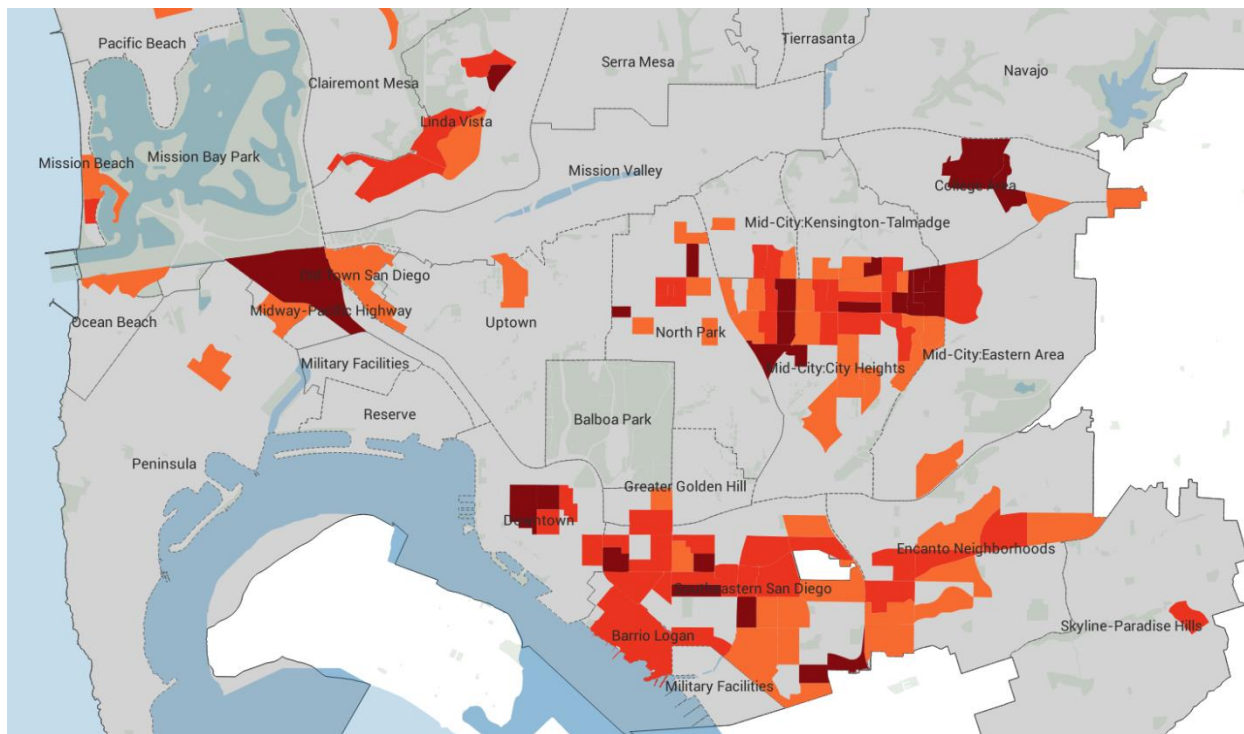
See the following maps.

### **Are there other strategic opportunities in any of these areas?**

The newly designated Promise Zone covering three of the City's most economically disadvantaged neighborhoods, Barrio Logan, Southeastern San Diego and Encanto, offers a new strategic opportunity to provide workforce development and infrastructure to an area likely to see positive economic development in the near future. Moreover, increased infrastructure spending in these areas, in the form of the street lighting and improved recreational facilities, may also help address the perceptions of crime and care in the communities, particularly among younger residents.



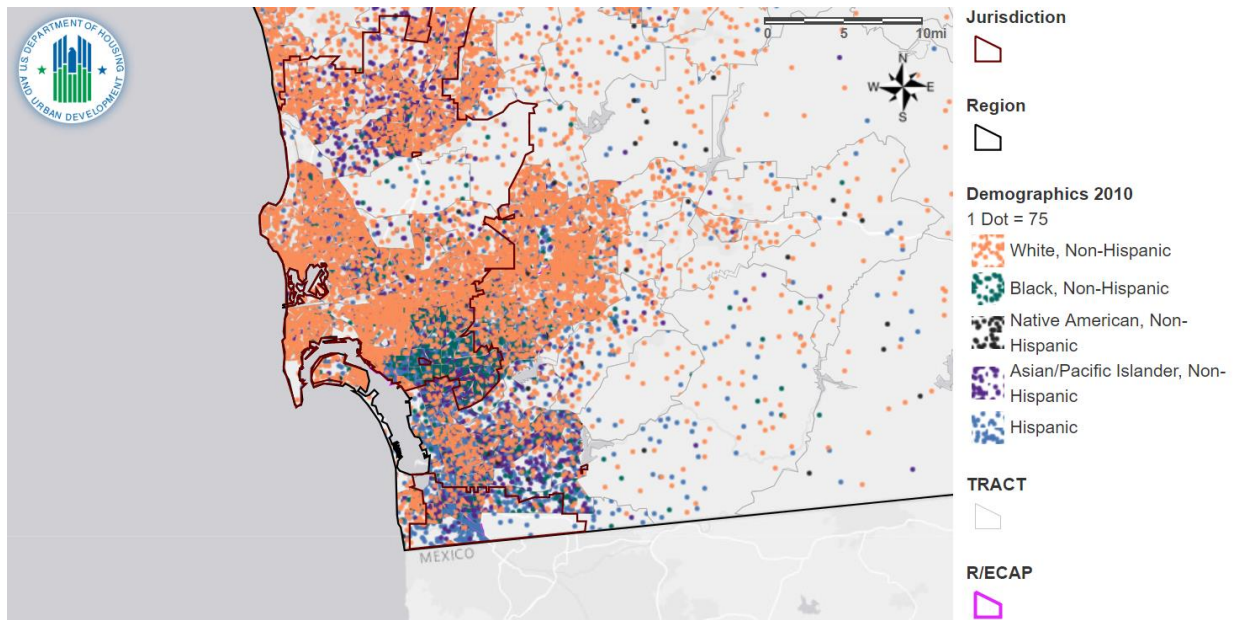
MA-50 1



**MA-50 2**

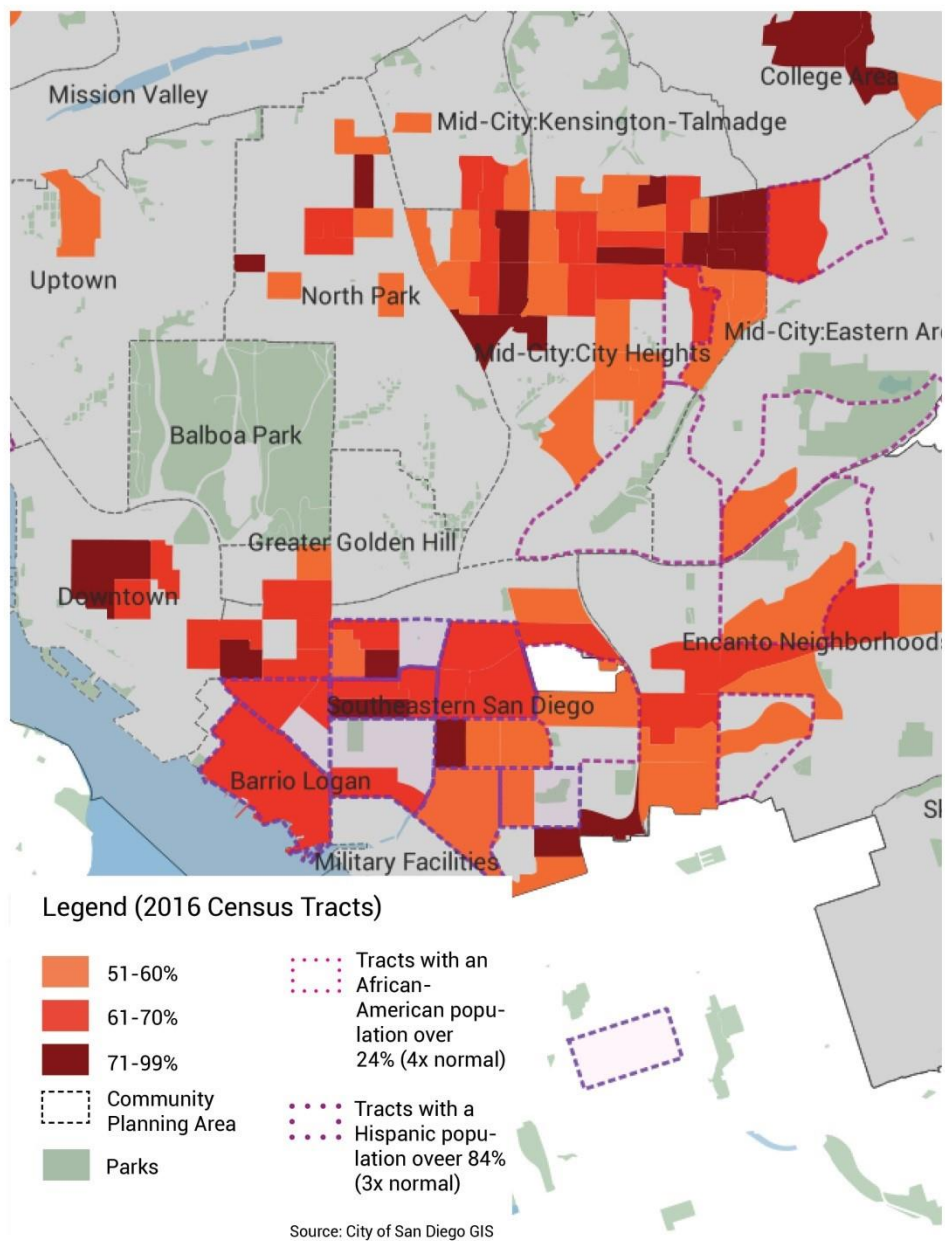


**MA-50 3**

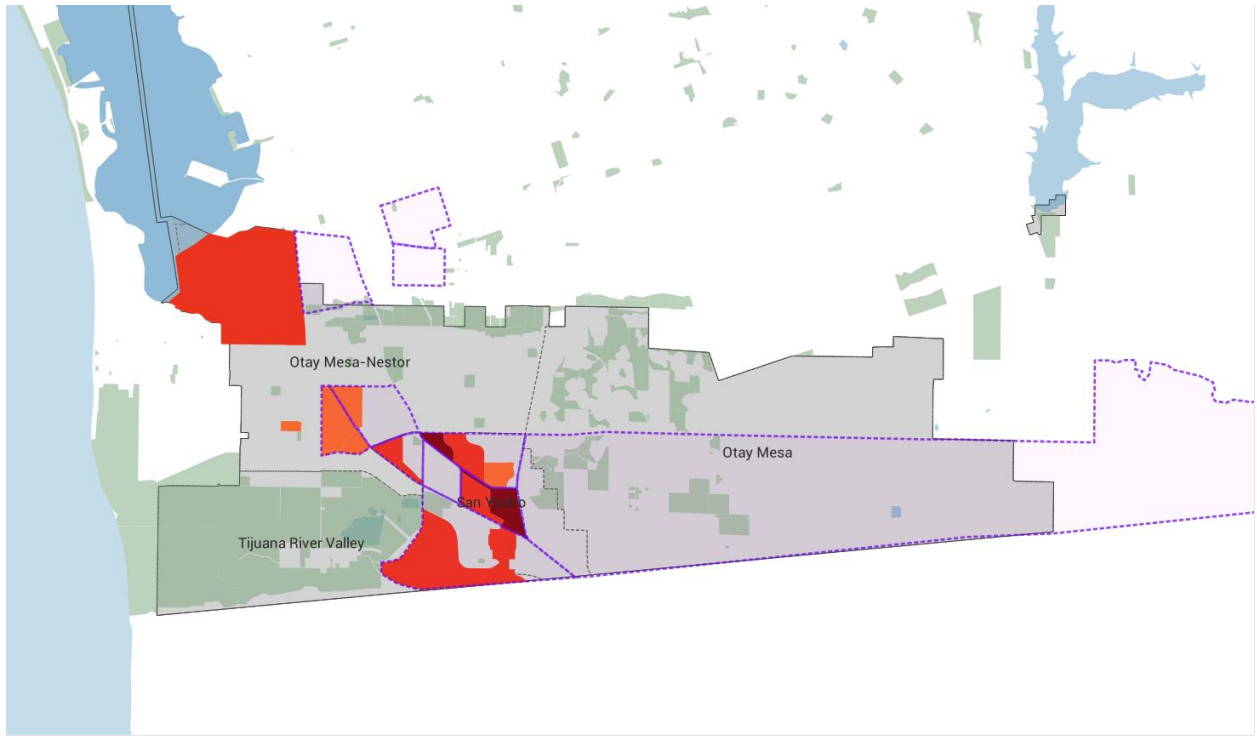


MA-50 4



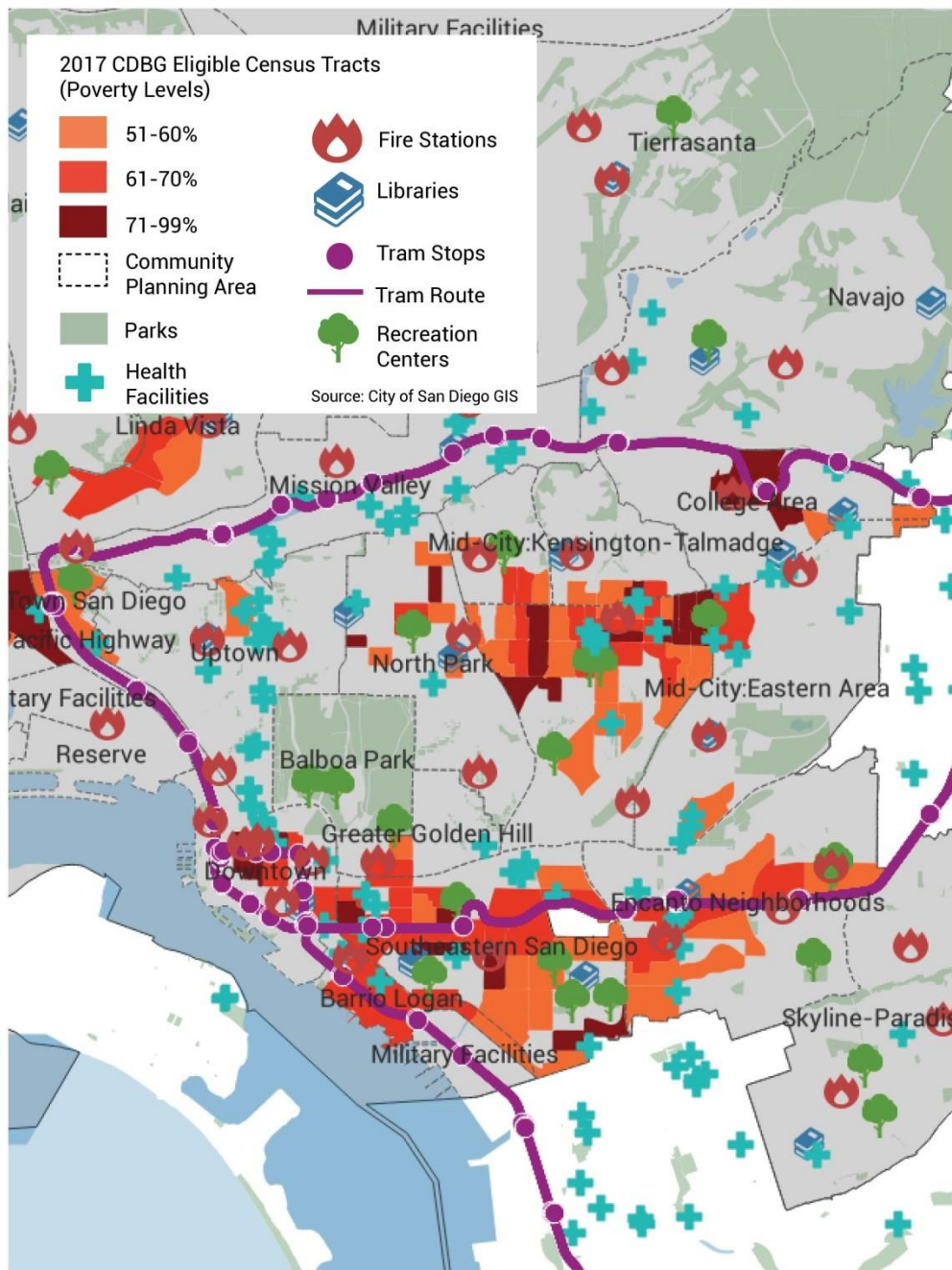


MA-50 5



**MA-50 6**





MA-50 7



**MA-50 8**

**MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)**

**Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.**

**Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.**

## **MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)**

**Describe the jurisdiction's increased natural hazard risks associated with climate change.**

**Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.**

# Strategic Plan

## SP-05 Overview

### Strategic Plan Overview

The seven (7) Consolidated Plan Goals represent high priority needs for the City of San Diego and serve as the basis for the actions and activities the City will undertake to meet these needs.

The goals are listed below, in no particular order or ranking:

GOAL 1: Increase and preserve affordable rental and homeowner housing to improve access to housing opportunities that reflect community needs, including but not limited to, opportunities in close proximity to transit, employment, and community services.

GOAL 2: Enhance the City's economic stability by investing in inclusive economic growth initiatives that develop and strengthen small businesses and support local entrepreneurs.

GOAL 3: Foster individual and household resiliency by investing in employment and workforce development programs and improving access to job opportunities.

GOAL 4: Support the development of vibrant, equitable, and adaptable neighborhoods by investing in public facilities and critical infrastructure.

GOAL 5: Assist individuals and families to gain stable housing after experiencing homelessness or a housing crisis by providing appropriate housing and service solutions grounded in best practices.

GOAL 6: Invest in community services that promote equity and serve vulnerable populations including, but not limited to, refugees and recent immigrants, previously incarcerated individuals, veterans, youth, seniors, and food insecure households.

GOAL 7: Finance impactful nonprofit facility improvements to provide new or increased access to programs that serve vulnerable populations or implement sustainability measures.

For year one of the Consolidated Plan, there will be an additional goal related to the HOPWA program. This one-year goal is:

GOAL 8 (*FY 2020 only*): Meet the needs of persons with HIV/AIDS and their families through the provision of housing, health, and support services.

As activities are planned to help achieve the above-mentioned goals, the following guiding strategies will be considered:

1. Inclusive Economic Growth
2. Economic Resiliency and Sustainability
3. Catalytic Community Investment

#### **SP-05 IEG**

Connecting San Diegans to the opportunities that currently exist in the job market through better education, transportation and employment support is vital. During this Consolidated Plan period, the inclusive economic growth strategy will seek to proactively influence the nature of employment opportunities and reduce poverty through jobs.

Year 1 Recommendation: Social service investments will be made to promote equity for vulnerable populations including, but not limited to, youth, seniors, refugees and recent immigrants, previously incarcerated or justice-involved individuals, veterans and food-insecure households. The City will continue to invest in workforce development programs for out-of-school youth, veterans, minorities in certain job categories (i.e., women in tech jobs), mature workers (ages 55+) and the long-term unemployed. In addition, the City will explore best practices and the feasibility for creating community financial empowerment centers offering LMI communities with free, professional financial counseling and to address financial literacy needs. Recommendations resulting from this study will be publicly vetted.

#### **SP-05 ERS**

Economic resiliency can generally be defined by three attributes: the ability to recover quickly from an economic shock, the ability to withstand a shock, and the ability to avoid the shock altogether. A shock can manifest in several ways, including a significant event in the national or international economy, a downturn in a particular industry, or an external event such as a natural disaster. Establishing economic resilience in a local economy, a small business, or in an individual household requires the ability to anticipate risk, evaluate the impact of that risk, and build capacity to respond to the impact.

Year 1 Recommendation: Using economic resiliency as a strategy, programs such as the Nonprofit Accelerator will continue to increase the organizational capacity of nonprofits. This will better position organizations to access non-City funding and increase the likelihood of service level sustainability. In addition, CDBG funds will be invested to further advance the City's Climate Action Plan Zero Emission goal. This includes grants to nonprofit organizations to complete energy and water efficiency improvements to their facilities or on behalf of LMI owner-occupied single-family homes, as well as coordination among City departments to invest in infrastructure improvements in LMI communities. At a household level, in addition to the Inclusive Economic Growth highlights mentioned above, the City will initiate a feasibility study to explore the creation of an Accessory Dwelling Unit or Tiny Home pilot program. Recommendations resulting from this study will be publicly vetted.

## **SP-05 CNI**

During this Consolidated Plan period, the City is expected to receive a substantial amount of CDBG program income. The goal of Catalytic Neighborhood Investment is to encourage impactful project proposals that address challenges and needs of vulnerable LMI populations, increase the number of community-changing projects in LMI neighborhoods, and stimulate outside investments in LMI communities.

Year 1 Recommendation: The City will offer grant opportunities and solicit partnerships for innovative project types to foster a greater impact within high need communities. This includes a Neighborhood Business Improvement Program to provide technical and financial assistance to microenterprises (up to \$10,000) and small businesses (up to \$35,000) to LMI business owners and/or in LMI communities. It also includes a Catalytic Neighborhood Investment Program to create impactful community facilities or provide affordable housing initiatives for larger scale developments. The City will initiate a feasibility study to explore the implementation of a Community Based Development Organization (CBDO) Program to fund future new construction of affordable housing, as permitted by CDBG regulations. Recommendations resulting from this study will be publicly vetted.

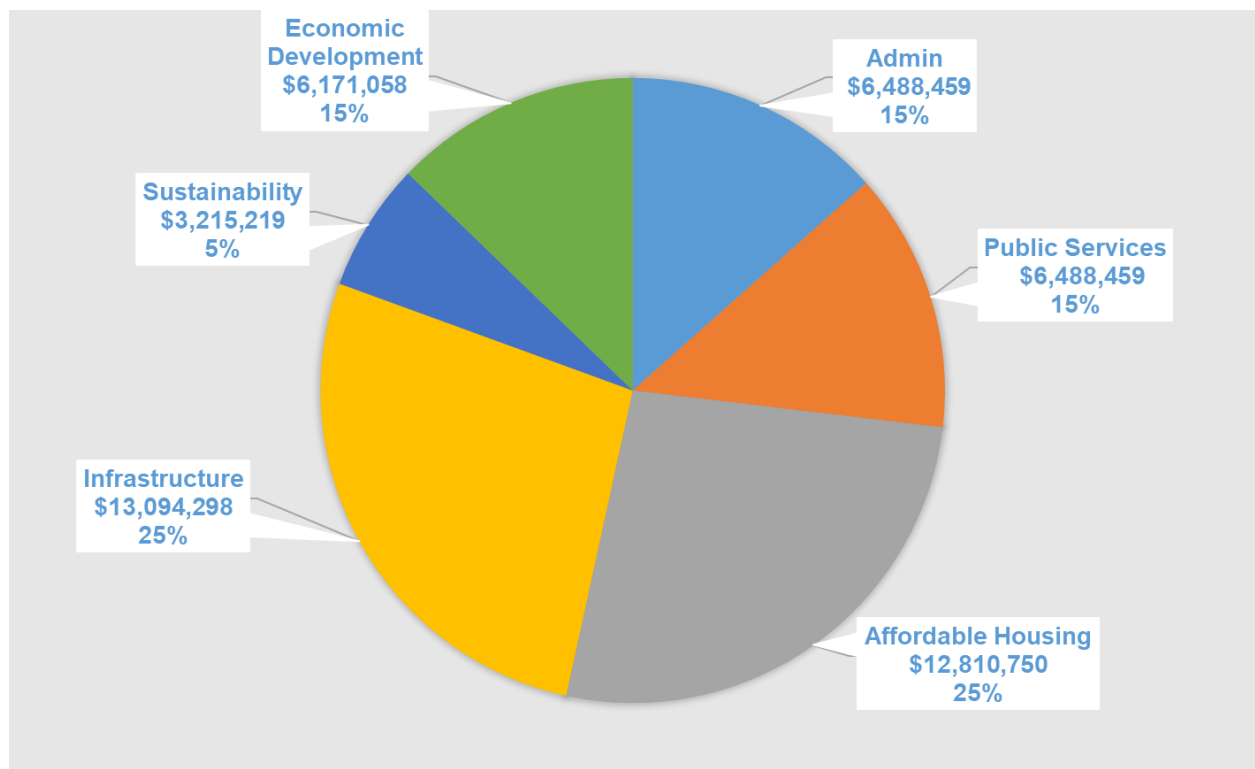
## **SP-05 BUDGET PRIORITIES**

### **CDBG Budgetary Priorities**

Historically, the City has invested CDBG funds in the following project types:

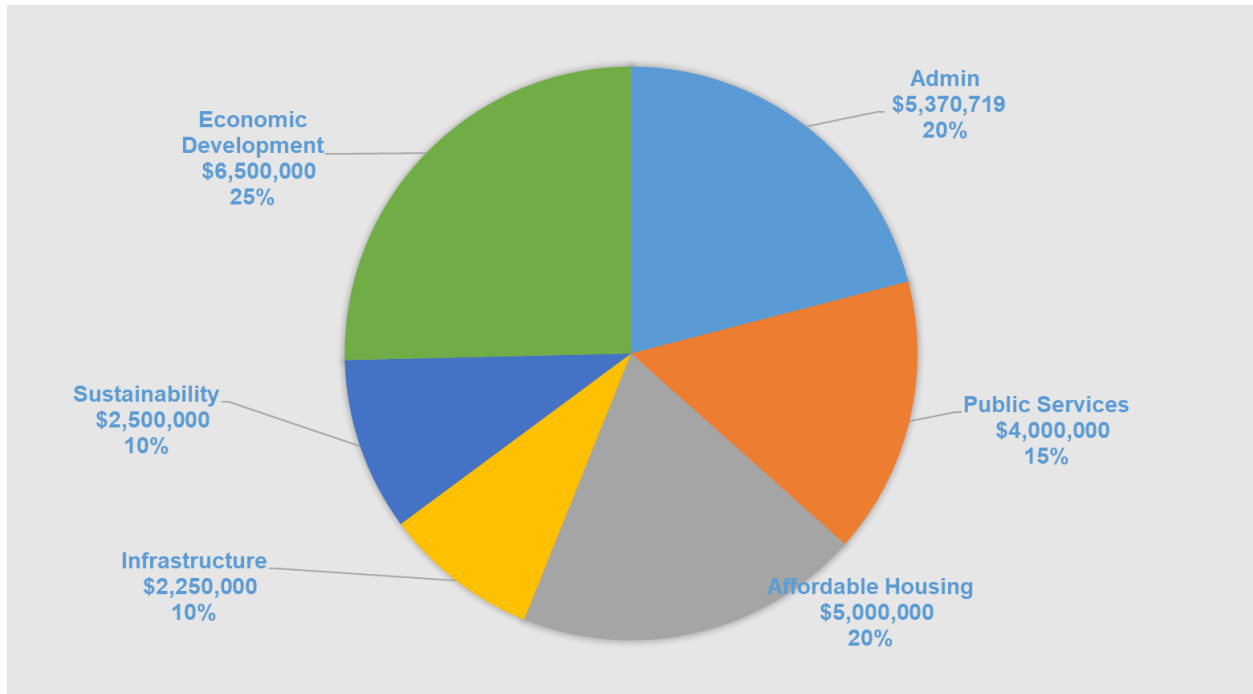
- Public Services: Direct Community Services, Workforce Training, Small/Emerging Nonprofits
- Community/Economic Development: Microenterprise Technical Assistance, Microenterprise Financial Assistance, Business Incubators, Small Business Revolving Loan Fund
- Infrastructure: Nonprofit Facility Improvements, City Projects, Park Improvements, Sidewalks, Streetlights, Community Facilities
- Sustainability Improvements
- Affordable Housing and Homelessness: Single Family Residential Rehabilitation, Multi-family Residential Rehabilitation, Homeless Shelters and Services, Homeless Facility Acquisition, First-time Homebuyer Financial Assistance, Revolving Loan Funds for Housing Rehabilitation and/or Land Acquisition

In an effort to direct critical resources and make demonstrable progress toward achieving the Consolidated Plan Goals, the City has developed the following budgetary priorities for Year 1 of this Consolidated Plan.

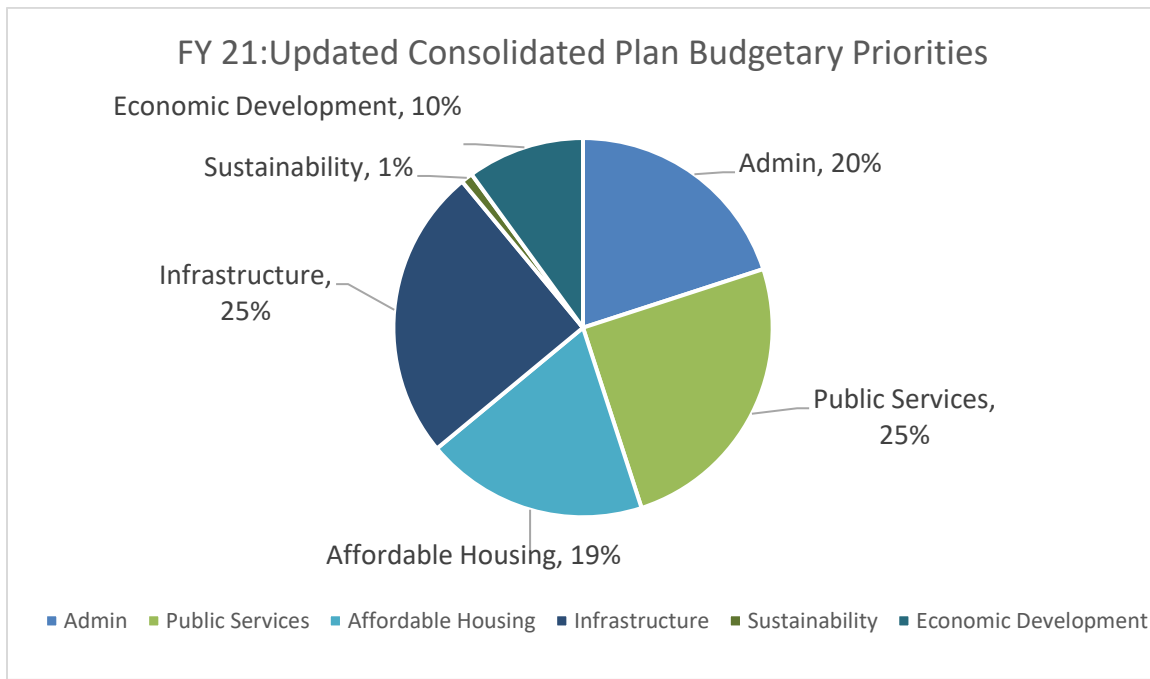


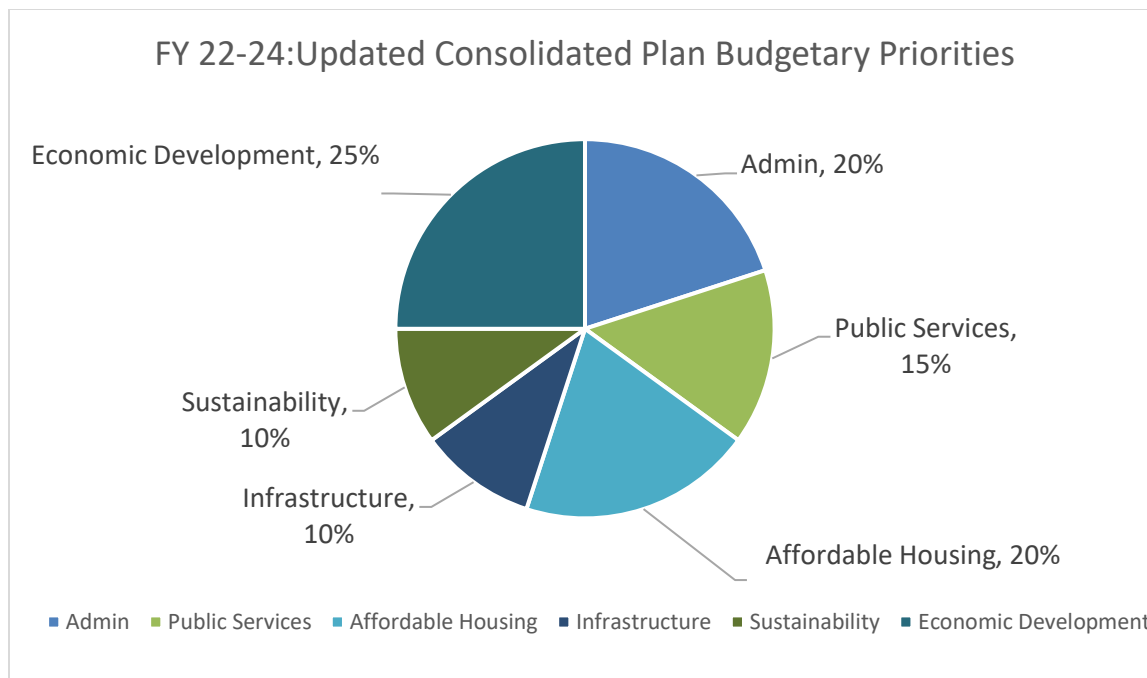
**SP-05 FY20 BUDGET PRIORITIES**





1





#### SP-05 FY21-24

#### SP-05 GRAPH EXPLANATION

The City's CDBG Program annually reprograms funds from projects that experience cost savings, withdraw, or are canceled due to ineligibility determinations. In addition, the CDBG Program may receive unanticipated Program Income or have unallocated entitlement funds resulting from the allocation recommendations approved annually by Council. It is critical that these funds are redistributed to eligible activities quickly to achieve expenditure timelines. At least annually, these redistributed funds will be invested, at the City's discretion, into City projects, homeless facility rehabilitation and acquisition, affordable housing projects, and other projects fulfilling one or more of the City's Consolidated Plan Goals. The Consolidated Plan Goals are further reflected in the HOME, ESG and HOPWA funding priorities.

The CARES Act funding, which lifted the regulatory Public Services cap of 15%, shifted some of the budgetary priorities in response to the COVID-19 pandemic. With the cap restriction lifted, and the critical need to assist low-income families with health, workforce development, and other services to prepare for, prevent and respond to the COVID-19 pandemic, the City is aiming to increase the budget for public service activities to 25% of the overall CDBG budget during this time.

#### SP-05 HIGHLIGHTS

#### SP- 10: Geographic Priorities

The City of San Diego will follow geographic restrictions under the Community Development Block Grant Program, which restricts activities to low-and moderate-income census tracts. Priority will be given to six high-need Community Planning Area – Barrio Logan, City Heights, Encanto, Linda Vista, San Ysidro, and Southeastern – and the San Diego Promise Zone.

#### SP-25: Priority Needs

Ten priority needs were identified through community outreach, consultation, and planning studies, including:

- Development of Affordable Housing
- Maintenance of Owner-Occupied Housing
- Affordable Housing Access and Stability
- Homelessness and Supportive Services
- Public Services
- Public Improvements and Infrastructure
- Economic Development
- Workforce Development
- Nonprofit Facility Improvements
- Housing & Support for Individuals Experiencing HIV/AIDS

SP-25 presents a more detailed description of and rationale for selecting these as priority needs.

#### SP-30: Influence of Market Conditions

The high costs for both market rate rental and for-sale housing burdens many LMI households and drives the need for expanded affordable housing. Other influencing market factors are a lack of public resources and high construction and labor costs.

#### SP-35: Anticipated Resources

The City anticipates receiving over \$178 million during the FY 2020 – FY 2024 Consolidated Plan period, comprised of program income and entitlements from the Community Block Development Grant, HOME Investment Partnership Program, Emergency Solutions Grant, and Housing Opportunities for Persons with HIV/AIDS. A breakdown of anticipated resources is below:

### **SP-05 HIGHLIGHTS 2**

#### SP-40: Institutional Delivery Structure

The City maintains robust networks of jurisdiction- and region-wide public and nonprofit service providers. The major service delivery stakeholders are the City of San Diego, the San Diego Housing

Commission (Housing Commission), the County of San Diego Health and Human Service Agency, the County of San Diego Department of Housing and Community Development, and the Regional Task Force on the Homeless (RTFH).

#### SP 45: Goals

The goals of the Consolidated Plan represent high priority needs for the City of San Diego and serve as the basis for the actions and activities the City will undertake to meet these needs.

- Increase and preserve affordable rental and homeowner housing to improve access to housing opportunities that reflect community needs, including but not limited to, opportunities in close proximity to transit, employment, and community services.
- Enhance the City's economic stability by investing in inclusive economic growth initiatives that develop and strengthen small businesses and support local entrepreneurs.
- Foster individual and household resiliency by investing in employment and workforce development programs and improving access to job opportunities.
- Support the development of vibrant, equitable, and adaptable neighborhoods by investing in public facilities and critical infrastructure.
- Assist individuals and families to gain stable housing after experiencing homelessness or a housing crisis by providing appropriate housing and service solutions grounded in best practices.
- Invest in community services that promote equity and serve vulnerable populations including, but not limited to, refugees and recent immigrants, previously incarcerated individuals, veterans, youth, seniors, and food insecure households.
- Finance impactful nonprofit facility improvements to provide new or increased access to programs that serve vulnerable populations or implement sustainability measures.
- *(FY 2020 only)*: Meet the needs of persons with HIV/AIDS and their families through the provision of housing, health, and support services.

#### **SP-05 HIGHLIGHTS 3**

##### SP-50: Public Housing

The Housing Commission, serving as the City's Public Housing Agency, offers over 2,195 public housing units for rent and administers over 15,000 rental vouchers. The Housing Commission also offers its Achievement Academy to foster financial self-sufficiency in benefit recipients.

##### SP-55: Strategy to Remove Barriers to Affordable Housing

Outside of high construction and labor costs, six barriers to expanding the affordable housing stock have been identified. To address these barriers, the Office of the Mayor has implemented the HousingSD plan, which supplements ongoing initiatives to improve housing affordability.

#### SP-60: Homelessness Strategy

The Housing First – San Diego: 2018 – 2020 action plan marks the City’s ongoing commitment to alleviating and ending homelessness in San Diego and seeks to expand on the success of the Housing First – San Diego: 2014 – 2017 initiative. Many new resources flowing to the City will further address the immediate and long-term needs of the homeless population. These include funding from HUD’s Youth Homelessness Demonstration Program and California’s Homelessness Emergency Aid Program (HEAP).

#### SP-65: Lead-Based Paint Hazards Strategy

The City’s Environmental Services Department administers the Lead Safety and Healthy Homes Program which provides educational resources to prevent and identify lead poisoning, a platform to file confidential complaints against noncompliant landlords and unsafe living conditions, and training and outreach for individuals and organizations.

#### SP-70: Anti-Poverty Strategy

The City’s “Economic Development Strategy: 2017 – 2019” outlines three objectives: Economic Base Growth, Middle-Income Jobs, and Neighborhood Businesses. The three objectives are instilled in each of the City’s programs to decrease poverty and increase affordable housing options, especially within the San Diego Promise Zone.

#### SP-80: Monitoring

Programmatic, financial, and regulatory performance of sub-recipients will be closely monitored to ensure compliance with all federal and local rules and regulations.

## SP-10 Geographic Priorities – 91.215 (a)(1)

### Geographic Area

Table 51 - Geographic Priority Areas

1	Area Name:	Citywide
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Other
	Other Revital Description:	Location
	Identify the neighborhood boundaries for this target area.	
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	
	Are there barriers to improvement in this target area?	

### General Allocation Priorities

Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)

After consultation with local subject matter experts and analysis of local data for a variety of indicators (such as, poverty, rent burden, violent crime and unemployment), the Geographic Targeting initiative in FY 2016 identified six high need Community Planning Areas. These six Community Planning areas are Barrio Logan, City Heights, Encanto, Linda Vista, San Ysidro, and Southeastern.

In addition to the six Geographic Targeted areas, a section of San Diego was designated in 2016 as the San Diego Promise Zone (SDPZ) which provides additional federal funding to address critical need areas in the City's most disadvantaged neighborhoods. The targeted area stretches from East Village and Barrio Logan to the west to Encanto and Emerald Hills to the east. It has a population of more than 77,000 residents.

To better support development in the Promise Zone and Geographic Targeted areas, the CDBG Request for Proposals now considers whether projects are located within the targeted areas and whether

services will be delivered to targeted area residents. As of FY 2019, 20 projects were in the Promise Zone and nearly all CDBG-funded projects serve residents of the Geographic Targeted areas.

During Year 1 of this Consolidated Plan, the City will refresh its analysis of local data to ensure its Geographic Targeting initiative continues to serve as an accurate place-based strategy to encourage larger allocations to communities with higher community development needs. Findings and staff recommendations will be reported to the CPAB and City Council.

## SP-25 Priority Needs - 91.215(a)(2)

### Priority Needs

Table 52 – Priority Needs Summary

<b>1</b>	<b>Priority Need Name</b>	Development of Affordable Housing
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents Rural Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development
	<b>Geographic Areas Affected</b>	Citywide
	<b>Associated Goals</b>	Affordable Housing



	<b>Description</b>	<p>Increased supply and preservation of high quality, affordable rental and homeowner housing.</p> <p>228,480, or 44 percent, of San Diego households earn from 0-80% of Area Median Income (AMI), an increase of three percent from the FY 2015-2019 Consolidated Plan period.</p> <p>At 103,690, almost 50% of LMI households are housing cost burdened.</p> <p>Housing Choice Vouchers provide rent subsidies to more than 15,000 households, but there is a wait of 10-12 years for over 90,000 families on the waitlist.</p> <p>189 households are served by public housing, but there is waitlist of 67,802 households.</p>
	<b>Basis for Relative Priority</b>	<p>At community outreach and engagement workshops, community members ranked increasing availability of affordable housing as both the most important goal and highest priority need. Moreover, a community survey revealed that affordable housing is of most concern to the over 600 respondents.</p> <p>The quantitative data discussed in the Needs and Assessment and Market Analysis also serve as a strong basis for making affordable housing a priority need.</p>
<b>2</b>	<b>Priority Need Name</b>	Maintenance of Owner-Occupied Housing
	<b>Priority Level</b>	High

	<b>Population</b>	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents Rural Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development
	<b>Geographic Areas Affected</b>	Citywide
	<b>Associated Goals</b>	Affordable Housing

	<b>Description</b>	<p>Improve and maintain housing stock quality, including energy efficiency improvements, available to seniors and other low- and moderate- income residents.</p> <p>228,480, or 44 percent, of San Diego households earn from 0-80% of Area Median Income (AMI), an increase of three percent from the FY 2015-2019 Consolidated Plan period.</p> <p>At 103,690, almost 50% of LMI households are housing cost burdened.</p> <p>Approximately 5,000 units of the City's housing stock need repaid, some of which is necessitated by lead-based paint hazards.</p>
	<b>Basis for Relative Priority</b>	<p>At community outreach and engagement workshops, community members ranked increasing availability of housing as both the most important goal and highest priority need. Moreover, a community survey revealed that affordable housing is of most concern to the over 600 respondents.</p> <p>The quantitative data discussed in the Needs and Assessment and Market Analysis also serve as a strong basis for making housing a priority need.</p>
<b>3</b>	<b>Priority Need Name</b>	Affordable Housing Access and Stability
	<b>Priority Level</b>	High

	<b>Population</b>	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents Rural Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development
	<b>Geographic Areas Affected</b>	Citywide
	<b>Associated Goals</b>	Affordable Housing

	<b>Description</b>	<p>Improved access to and stability of affordable rental and homeowner housing for low-and moderate-income residents through first time homebuyers down payment assistance, financial/homeownership counseling, and other support.</p> <p>228,480, or 44 percent, of San Diego households earn from 0-80% of Area Median Income (AMI), an increase of three percent from the FY 2015-2019 Consolidated Plan period.</p> <p>At 103,690, almost 50% of LMI households are housing cost burdened.</p> <p>Housing Choice Vouchers provide rent subsidies to more than 15,000 households, but there is a wait of 10-12 years for over 90,000 families on the waitlist.</p> <p>189 households are served by public housing, but there is waitlist of 67,802 households.</p>
	<b>Basis for Relative Priority</b>	<p>At community outreach and engagement workshops, community members ranked increasing availability of affordable housing as both the important goal and highest priority need. Moreover, a community survey revealed that affordable housing is of most concern to the over 600 respondents.</p> <p>The quantitative data discussed in the Needs and Assessment and Market Analysis also serve as a strong basis for making affordable housing a priority need.</p>
<b>4</b>	<b>Priority Need Name</b>	Homelessness and Supportive Services
	<b>Priority Level</b>	High

	<b>Population</b>	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents Rural Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth
	<b>Geographic Areas Affected</b>	Citywide
	<b>Associated Goals</b>	Homelessness
	<b>Description</b>	The 2018 Point-in-Time Count found that there are 4,912 homeless individuals living in the City of San Diego, with almost half that number living unsheltered.
	<b>Basis for Relative Priority</b>	<p>Development of permanent supportive housing with adequate support to ensure successful occupancy, including case manage, homeless diversion services, acquisition of facilities to serve people experiencing homelessness, and Homelessness prevention services.</p> <p>The quantitative data discussed in the Needs and Assessment and Market Analysis serve as a strong basis for making affordable housing a priority need. Combining the City's total with the County's makes the San Diego region home to the fourth-largest homeless population in the nation.</p> <p>At community outreach and engagement workshops, community members ranked housing for the homeless as the third-highest priority need, with social services for the homeless as the fifth-highest priority need. Moreover, a community survey revealed that homelessness is a major concern to the over 600 respondents.</p>

5	<b>Priority Need Name</b>	Public Services
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents Rural Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development
	<b>Geographic Areas Affected</b>	Citywide
	<b>Associated Goals</b>	Workforce Development Public and Community Services

	<b>Description</b>	<p>Increased access to broad-based community services for vulnerable residents, especially for youth, veterans, previously incarcerated, refugees and recent immigrants.</p> <p>Many challenges are faced by the City's vulnerable populations, especially within a national political environment that is hostile to such populations. These challenges include access to social services, medical care and affordable housing.</p>
	<b>Basis for Relative Priority</b>	At community outreach and engagement workshops, community members ranked improved and expanded public services as a high priority need. The quantitative data discussed in the Needs and Assessment and Market Analysis also serve as a strong basis for making public services a priority need.
<b>6</b>	<b>Priority Need Name</b>	Public Improvements and Infrastructure
	<b>Priority Level</b>	High
	<b>Population</b>	<p>Extremely Low</p> <p>Low</p> <p>Moderate</p> <p>Middle</p> <p>Large Families</p> <p>Families with Children</p> <p>Elderly</p> <p>Public Housing Residents</p> <p>Elderly</p> <p>Frail Elderly</p> <p>Persons with Mental Disabilities</p> <p>Persons with Physical Disabilities</p> <p>Persons with Developmental Disabilities</p> <p>Persons with Alcohol or Other Addictions</p> <p>Persons with HIV/AIDS and their Families</p> <p>Victims of Domestic Violence</p> <p>Non-housing Community Development</p>
	<b>Geographic Areas Affected</b>	Citywide
	<b>Associated Goals</b>	Public facilities and Infrastructure



	<b>Description</b>	<p>Infrastructure and public facility improvements including public parks, senior and community centers, sidewalks, and street lighting.</p> <p>According to the FY 2019-2023 Five-Year Capital Infrastructure Planning Outlook, there is are \$1.58 billion in unmet infrastructure needs. The gap is attributed to increased needs in storm water, parks, facilities, and streets and roads improvements.</p>
	<b>Basis for Relative Priority</b>	<p>At community outreach and engagement workshops, community members ranked improving sidewalks and streetlights as the fourth-highest priority need. A community survey revealed upgrades to public facilities and infrastructure is a major concern of respondents.</p> <p>The quantitative data discussed in the Needs and Assessment and Market Analysis also serve as a strong basis for making affordable housing a priority need.</p>
7	<b>Priority Need Name</b>	Economic Development
	<b>Priority Level</b>	High
	<b>Population</b>	<p>Extremely Low</p> <p>Low</p> <p>Moderate</p> <p>Middle</p> <p>Large Families</p> <p>Families with Children</p> <p>Elderly</p> <p>Public Housing Residents</p> <p>Non-housing Community Development</p> <p>Other</p>
	<b>Geographic Areas Affected</b>	Citywide
	<b>Associated Goals</b>	<p>Economic Development</p> <p>Workforce Development</p>
	<b>Description</b>	<p>Activities that create jobs including storefront improvement programs and direct assistance to small business and micro-enterprises.</p> <p>With growing sectors such as construction, hospitality, and food services in the City, the lack of qualified or willing candidates with the proper training or educational background in an increasingly competitive workers' market presents an immediate need and future challenge for the growth and sustainability of those businesses.</p>

	<b>Basis for Relative Priority</b>	<p>Employment training and workforce development each were ranked among the highest priority needs at community outreach and engagement workshops. Further, a community survey revealed economic and workforce development, particularly job creation, are major concerns to respondents.</p> <p>The quantitative data discussed in the Needs and Assessment and Market Analysis also serve as a strong basis for making economic development a priority need.</p>
8	<b>Priority Need Name</b>	Workforce Development
	<b>Priority Level</b>	High
	<b>Population</b>	<p>Extremely Low</p> <p>Low</p> <p>Moderate</p> <p>Middle</p> <p>Large Families</p> <p>Families with Children</p> <p>Elderly</p> <p>Public Housing Residents</p> <p>Rural</p> <p>Chronic Homelessness</p> <p>Individuals</p> <p>Families with Children</p> <p>Mentally Ill</p> <p>Chronic Substance Abuse</p> <p>veterans</p> <p>Persons with HIV/AIDS</p> <p>Victims of Domestic Violence</p> <p>Unaccompanied Youth</p> <p>Non-housing Community Development</p>
	<b>Geographic Areas Affected</b>	Citywide
	<b>Associated Goals</b>	Workforce Development

	<b>Description</b>	<p>Employment and workforce development programs, including programs for youth (job readiness, trade certification) and employment re-entry services for previously incarcerated residents.</p> <p>A challenge the workforce faces in competing the job market relates to the high cost of living. Those in San Diego are spending significantly more income on housing cost as compared to peer cities, which creates a local challenge in retaining top talent. On average, 50% of college graduates leave the region to find higher wages in other competitive markets.</p>
	<b>Basis for Relative Priority</b>	<p>Employment training and workforce development each were ranked among the highest priority needs at community outreach and engagement workshops. Further, a community survey revealed economic and workforce development, particularly job creation, are major concerns to respondents.</p> <p>The quantitative data discussed in the Needs and Assessment and Market Analysis also serve as a strong basis for making workforce development a priority need.</p>
<b>9</b>	<b>Priority Need Name</b>	Nonprofit Facility Improvements
	<b>Priority Level</b>	High

	<b>Population</b>	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents Rural Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development
	<b>Geographic Areas Affected</b>	Citywide
	<b>Associated Goals</b>	Nonprofit Facility Improvements
	<b>Description</b>	<p>Improved nonprofit public facilities to provide more accessible, coordinated programs for vulnerable populations.</p> <p>Many challenges are faced by the City's vulnerable populations, especially within a national political environment that is hostile to such populations. These challenges include access to social services, medical care and affordable housing.</p>

	<b>Basis for Relative Priority</b>	At community outreach and engagement workshops, community members ranked improved nonprofit facilities as a high priority. The quantitative data discussed in the Needs and Assessment and Market Analysis also serve as a strong basis for it a priority need.
<b>10</b>	<b>Priority Need Name</b>	Housing/Support for Individuals with HIV/AIDS
	<b>Priority Level</b>	Low
	<b>Population</b>	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents Persons with HIV/AIDS Persons with HIV/AIDS and their Families
	<b>Geographic Areas Affected</b>	Citywide
	<b>Associated Goals</b>	HIV/AIDS housing, health and support services
	<b>Description</b>	In San Diego County, 2,399 residents were diagnosed with HIV in 2013-2017 and there were 13,876 persons living with HIV disease in the county in 2017. Of the 15 zip-codes with the highest rate of incidence, 13 are in the City of San Diego.  Persons living with HIV/AIDS face financial hardship due to unmet medical care needs and medical costs that burden their economic stability.
	<b>Basis for Relative Priority</b>	According to the HOPWA CAPER and HOPWA Beneficiary Verification Worksheet, there is an estimated unmet need of 4,128 rental assistance vouchers for persons living with HIV/AIDS. Because persons with HIV/AIDS are at-risk of economic instability, housing unaffordability inordinately affects this population.

### Narrative (Optional)

San Diego is the nation's eighth largest city with the second largest population in California with over 1.4 million people. The community development needs faced in San Diego are significant, necessitating coordinated action and sustained investment to solve the area's most persistent socioeconomic

problems. The City is tasked with identifying the areas of greatest need, as well determining which community investments can have the greatest impact given the limited resources available.

The Needs Assessment and Market Analysis, in concert with the qualitative data collected through surveys, forums and meetings, highlight San Diego's clear and detailed need for investment in economic and workforce development, critical public infrastructure, affordable housing, appropriate assistance for the homeless, new and increased access to services for vulnerable populations, and services for persons with HIV/AIDS and their families.

### **Priority Needs**

The City narrowed its focus to ten goals, highlighted in section SP-05, after broad community and stakeholder outreach. The City then defined priority needs within each goal that can be addressed by federal resources. All the needs described below are of HIGH priority. Projects will only be considered for funding within the FY 2020-2024 Consolidated Plan period if they address these high priority needs.

## SP-30 Influence of Market Conditions – 91.215 (b)

### Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	<p>According to NA-10 Housing Needs, housing cost burden is the most significant housing problem facing LMI households. As the economy has improved since the 2008 financial crisis, San Diego has experienced strong job growth and low unemployment. Accompanying these economic indicators is an almost 150,000 person increase in population, demonstrating that San Diego remains an attractive place to call home.</p> <p>However, these developments, along with insufficient home building, has led to a surge in housing costs. LMI households have faced increased housing cost burdens, which affects their overall economic stability. With a wait of 10-12 years before qualifying households receive a Housing Choice Voucher, LMI households are at great risk of homelessness. Even with rental vouchers in-hand, LMI renters are experiencing difficulties finding affordable market rate housing or landlords willing to rent to them.</p>
TBRA for Non-Homeless Special Needs	<p>As per the NA-10 Housing Needs, vulnerable populations of all types face significant barriers to a stable housing situation. For persons living with HIV/AIDS, for example, high housing costs within San Diego make it difficult to transition program participants from HOPWA-funded housing into the private rental market without rental subsidies. This puts those living with HIV/AIDS at a higher risk of becoming homeless. There will also be an increase in the number of those needing services as those living with HIV/AIDS age, placing further strain on the already scarce resources.</p>
New Unit Production	<p>According to the City of San Diego's 2018 Housing Inventory Housing Report, the City has built just 38% of its housing need since 2013 and most of that production has been targeted toward above-moderate-income households. Several factors contribute to this low level of housing production. These include high construction and labor costs, prohibitive fees and permitting processes, and constrictive zoning and building codes. There have also been insufficient public funds to fill the affordability gap by subsidizing new income-restricted housing units.</p> <p>As a response, the City has instituted several changes to spur development, particularly affordable housing development. Ordinances regulating impact fees and accessory dwelling units have been revised, incentives and streamlining for dense, infill, or affordable housing have been implemented, and parking requirements in housing developments near transit have been eliminated.</p>

<b>Affordable Housing Type</b>	<b>Market Characteristics that will influence the use of funds available for housing type</b>
Rehabilitation	<p>According to the City’s General Plan Housing Element 2013-2020, only a fraction of the housing stock requires major repair and/or rehabilitation, amounting to approximately less than 5,000 units. However, 58.6% of the housing stock was built after 1980, just two years after lead-based paints were prohibited in residential properties. Assuming equal distribution of LMI households across the city, over 125,000 LMI households are at risk of lead-based paint exposure.</p> <p>Rehabilitation is also important for senior populations. By 2030, 21% of the County’s population will be 65 or older, creating a need for age- and health-appropriate housing. The County’s Age Well Action Plan calls for more resources to provide housing opportunities, including remaining in their current home, for seniors.</p> <p>To address this and other rehabilitation concerns, in FY 2019, the City invested \$13 million in the Affordable Housing Revolving Loan Fund, managed by the Housing Commission. In 2018 the Housing Commission released a NOFA to rehabilitate the affordable housing stock.</p>
Acquisition, including preservation	<p>The high cost of housing and land, and the persistent need for affordable rents, lead to insufficient resources to adequately provide enough income-restricted housing. However, the City is committed to identifying affordable housing units nearing the end of their income-restricted affordability terms and leveraging resources to extend that affordability. As a result, the City and the Housing Commission, as the City’s Public Housing Authority, is investigating several avenues through which to expand the affordable housing stock, including utilizing publicly-owned lots.</p>

**Table 53 – Influence of Market Conditions**

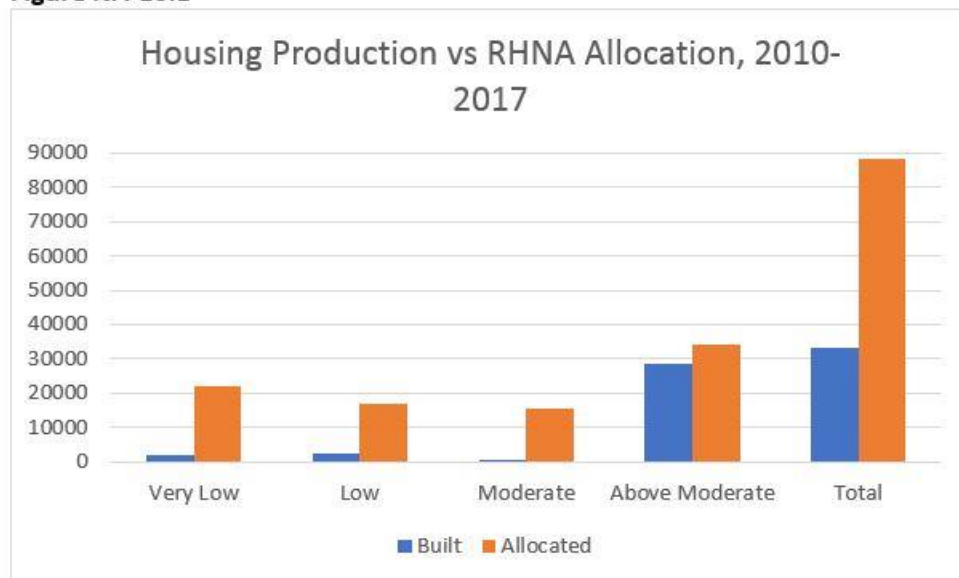
## NA-10 TEXT 1

The City of San Diego is responsible for much of the County’s growth between 2000 and 2015. Of the nearly 410,000 people coming to the County during that time, 137,000 (33%) have settled in the City. Along with this population growth, the City grew by 61,419 new housing units, whereas the County added 154,345 new units – meaning San Diego accounts for about 40% of all new housing units added in San Diego County between 2000 and 2015. It is important to note here the growth in population has far outpaced the growth in new housing units. Indicative of a tight housing market this mismatch of growth trends leads to increased costs, which affect those households with the lowest income the most.



The Regional Housing Needs Allocation, determined by the San Diego Association of Governments (SANDAG), sets the amount of housing each jurisdiction must plan to accommodate. Figure NA-10.1 illustrates the housing deficit in the City of San Diego.

**Figure NA-10.1**



Source: Annual Housing Inventory Report, City of San Diego

## NA-10 Housing Production vs RHNA Allocation

### NA-10 TEXT 2

While neither the City nor the County have yet returned to prior income levels before the 2008 recession, the City has fared better than the County as a whole. In 2016, both the County and City had roughly the same median household income of \$70,824 and \$71,481, respectively. Additionally, the City of San Diego passed the Earned Sick Leave and Minimum Wage ordinance in 2016. This requires that employees working in the City receive a livable minimum wage to enable the ability to support and care for their families. This has resulted in an annual minimum wage increase from 2016 through 2019 by \$1.50 to be \$12.00. Beginning in 2019, the minimum wage will be increased by the prior year's cost of living increase. Even with the positive changes to minimum wage and the increase in median household income wage growth has not kept pace with the demands that population growth puts on housing prices.

Because the City has fared better economically than the County in most indicators following the 2008 recession, median home values and median rent in the City of San Diego rebounded rather quickly. According to Zillow, median sale price hit a low in 2009 near \$265,000 rising to over \$500,000 in 2016 (by May 2018, it had reached \$623,700).

While neither the City nor the County have yet returned to prior income levels before the 2008 recession, the City has fared better than the County as a whole. In 2016, both the County and City had roughly the same median household income of \$70,824 and \$71,481, respectively. Additionally, the City of San Diego passed the Earned Sick Leave and Minimum Wage ordinance in 2016. This requires that employees working in the City receive a livable minimum wage to enable the ability to support and care for their families. This has resulted in an annual minimum wage increase from 2016 through 2019 by \$1.50 to be \$12.00. Beginning in 2019, the minimum wage will be increased by the prior year's cost of living increase. Even with the positive changes to minimum wage and the increase in median household income wage growth has not kept pace with the demands that population growth puts on housing prices.

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## SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)

### Introduction

The Office of Community Planning and Development at the U.S. Department of Housing and Urban Development (HUD) allocates entitlement funds to the City of San Diego Economic Development Department, which administers the CDBG program. The San Diego Housing Commission administers both the ESG and HOME programs for the City, whereas the County of San Diego administers the HOPWA program.

The Anticipated Resources Matrix below outlines each of these funds, expected amounts available in Year 1 and a projection of resources between FY 2021 and FY 2024, as well as a list of eligible uses of funds per HUD regulations. The amounts include funds subject to administrative caps, which will not be spent on programming identified in the Goals section of SP-45. These include City staff salary and fringe benefits, as well as the City's Fair Housing Program activities.

### CARES ACT

On March 27, 2020 the United States Congress passed The Coronavirus Aid, Relief, and Economic Security Act. Nationwide, the bill provided \$5 billion in CDBG grant funds to readily respond to COVID-19 and the economic and housing impacts caused by it, including the expansion of community health facilities, childcare centers, food banks, and senior services.

On April 09, 2020, the President signed The Coronavirus Aid, Relief and Economic Security Act (CARES Act) in response to COVID-19. The CARES Act provided additional funding for CDBG and a number of waivers increasing the flexibility of funds, including:

- Eliminating the 15 percent cap on public service activities
- An expedited public comment period of 5 days to disburse funds quickly
- The deadline to submit the Fiscal Year 2021 (Federal Program Year 2020) to August 16, 2021

The City of San Diego received the following increase in funding from the first round of CARES Act allocations:

- CDBG-CV: \$7,223,939
- HOPWA-CV: \$682,662
- ESG-CV: \$3,598,334

The additional funding has been included in the Annual Action Plan and allocated to the anticipated activities and/or projects.

### Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	<del>11,876,002</del> <u>\$19,099,941</u>	31,403,000	4,647,964	<del>47,926,966</del> <u>55,150,905</u>	107,200,000	Prior year reprogrammed balance will be used for a variety of City infrastructure projects. <a href="#">The amended annual allocation includes:</a> <a href="#">\$11,876,002 of annual entitlement plus, \$7,223,939 of CDBG-CV funding</a>

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	5,312,011	903,588	10,223,688	16,439,287	21,248,044	HOME funds vary from year to year based on the expenditure of prior year commitments and program income.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOPWA	public - federal	Permanent housing in facilities Permanent housing placement Short term or transitional housing facilities STRMU Supportive services TBRA	      4,164,570  \$4,847,232	      0	      0	      4,164,570  \$4,847,232	      0	<del>This Consolidated Plan addresses FY2020 HOPWA allocations only. It is the intention of the City to designate a HOPWA Alternative Grantee to be effective the remainder of the Consolidated Plan term. FY 2020 is the final year of HOPWA funding directly to the</del> will be included in the -City's Action Plan. -as thThe County <del>has been</del> is designated as the alternate grantee beginning FY 2021. The amended annual Aallocation includes \$4,164,570 of annual entitlement plus \$682,662 of HOPWA-CV funding

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	1,005,803 \$4,604,137	0	0	1,005,803 \$4,604,137	4,023,212	<a href="#">The amended annual allocation includes \$1,005,803 of annual entitlement, plus \$3,598,334 of ESG-CV funding.</a>

Table 54 - Anticipated Resources

**Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied**

Leverage, in the context of the City's HUD entitlement programs, means bringing other local, state, and federal financial resources in order to maximize the reach and impact of these programs. HUD, like many other federal agencies, encourages the recipients of federal monies to demonstrate that efforts are being made to strategically leverage additional funds in order to achieve greater results. Leverage is also a way to

increase project efficiencies and benefit from economies of scale that often come with combining sources of funding for similar or expanded scopes. Funds will be considered leveraged if financial commitments toward the costs of a project from a source, other than the originating federal source, are documented.

The City, through its Consolidated Plan Advisory Board, has incentivized the use of leveraged funds in certain Requests for Proposals by offering additional evaluation points based upon the percentage of the project budget reimbursed with non-entitlement federal sources.

City staff will continue to explore additional leveraging opportunities, such as New Market Tax Credits, other federal resources, and local private investments.

#### **HOME-25% Match Requirement**

The Housing Commission uses local Inclusionary Funds, Housing Trust Funds, coastal funds, state funds, and multi-family bond proceeds as contributions to housing pursuant to the matching requirements.

#### **ESG-100% Match Requirement**

For the City-funded interim shelters, the Housing Commission uses the CDBG set-aside funding per Council Policy 700-02 and the Affordable Housing Fund authorized by San Diego Municipal Code §98.0502. The Rapid Re-housing 100% match comes from VASH vouchers, sub-recipient monetary leverage and in-kind match from sub-recipients in the form of case management and supportive services.

#### **If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan**

In October 2018, the City Council passed a resolution to build at least 140 units of permanent supportive housing for homeless households and individuals in each of the City's nine council districts. The City's Real Estate Assets Department has since been conducting an analysis of City-owned parcels of land which may be suitable for development. If carried out, the plan will result in at least 1,260 new units of permanent supportive housing, which could house approximately 20% of the City's homeless population.



## Discussion

*In response to the COVID-19 pandemic, Congress passed the CARES ACT [\(CV\)](#); which increased funding for the CDBG, HOPWA, and ESG programs. The additional funding is directly related to COVID-19 related supportive services and activities.*

## SP-40 Institutional Delivery Structure – 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
City of San Diego	Government	Economic Development Homelessness Non-homeless special needs Ownership Planning Rental neighborhood improvements public facilities public services	Jurisdiction
SAN DIEGO HOUSING COMMISSION	PHA	Homelessness Ownership Public Housing Rental	Jurisdiction
COUNTY OF SAN DIEGO HCD	Government	Homelessness Ownership Planning Public Housing Rental	Region
Regional Task Force on the Homeless	Continuum of care	Homelessness Planning	Region

**Table 55 - Institutional Delivery Structure**

### Assess of Strengths and Gaps in the Institutional Delivery System

The City benefits from a strong jurisdiction- and region-wide network of housing and community development partners. The County of San Diego Housing and Community Development Department (HCD) improves neighborhoods by assisting low-income residents, increasing the supply of affordable, safe housing, and rehabilitating residential properties in San Diego County. HCD leverages the City's HOPWA program funds with the County's Health and Human Services Agency and its own housing program income.

For its part, the San Diego Housing Commission is an award-winning Move to Work agency dedicated to preserving and increasing affordable housing and has contributed over \$250 million in homeless

program expenditures since FY 2015. This is in addition to its administering over 15,000 rental vouchers and maintaining over 2,195 affordable housing units. As the San Diego's Continuum of Care, the Regional Task Force on the Homeless augments and supports the services and funding provided by the various governmental entities within the Institutional Delivery System.

**Availability of services targeted to homeless persons and persons with HIV and mainstream services**

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
<b>Homelessness Prevention Services</b>			
Counseling/Advocacy	X	X	X
Legal Assistance	X	X	X
Mortgage Assistance	X		
Rental Assistance	X	X	X
Utilities Assistance	X	X	X
<b>Street Outreach Services</b>			
Law Enforcement	X	X	
Mobile Clinics	X	X	
Other Street Outreach Services	X	X	
<b>Supportive Services</b>			
Alcohol & Drug Abuse	X	X	X
Child Care	X	X	
Education	X	X	X
Employment and Employment Training	X	X	
Healthcare	X	X	X
HIV/AIDS	X	X	X
Life Skills	X	X	X
Mental Health Counseling	X	X	X
Transportation	X	X	X
<b>Other</b>			
	X	X	

**Table 56 - Homeless Prevention Services Summary**

**Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)**

The City has greatly expanded its service delivery system and made available more opportunities than ever before for homeless families and individuals to receive immediate and long-term needs. Most significantly, new resources have greatly expanded the capacity for providing and supporting services for the City and the region's Continuum of Care. These include HUD's Youth Homelessness Demonstration

Program and California's Homelessness Emergency Aid Program (HEAP), which together have brought over \$25 million in new funding to the Regional Task Force on the Homeless to address homelessness and \$14 million to the City

The City's General Fund investment in the Temporary Bridge Shelter Program and the San Diego Police Department's Homeless Outreach Teams has also provided essential service delivery by making housing assistance and social and health services available to the City's homeless population. These resources are in addition to the longstanding Homeless Shelter and Service program administered by the Housing Commission.

**Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above**

The Housing Commission's Housing First – San Diego: 2014-2017 initiative realized great success, having achieved nearly all its goal through focused and collective action. In total, over 3,000 homeless individuals and families were positively affected by the Housing First plan, far exceeding the original goal of 1,500. This was accomplished by:

- Awarding \$29.8 million in development funds to build 407 permanent supportive housing units
- Administering 1,986 rental vouchers
- Investing \$15 million of federal Moving to Work funds to acquire a 120-unit affordable housing complex for seniors
- Dedicating 50 units of Housing Commission-owned affordable housing to Rapid Rehousing recipients
- Launching the Guardian Scholars Program, which provides homeless students at San Diego State University with rental subsidies
- Launching the Monarch School Project, which provides homeless families who have a child enrolled at the Monarch School with rental vouchers
- Opening the renovated Hotel Churchill, which supplies 72 units of permanent supportive housing
- Launching the Housing Our Heroes Veterans Initiative to provide housing opportunities for homeless veterans in San Diego

The Housing First – San Diego: 2018-2020 action plan expands on the success of the earlier initiative and addresses some of the gaps that emerged. Under the current plan, the Rapid Rehousing program is expanded to address homelessness before it becomes a chronic affliction, representing a focus to keep formerly homeless households permanently housed has been instituted. The Housing Commission has also funded new outreach workers to augment the staff at the RTFH, as well as retooled its Landlord Engagement and Assistance Program.

Other special needs populations served are seniors and “Opportunity Youth”, or youth aged between 16 and 24. Many organizations offer programs and services designed for these populations. The County of San Diego, by providing many of the region’s public health and mental services, is particularly focused on senior populations. Their Age Well Action Plan outlines the County’s strategy to address the many factors associated with aging in place.

Opportunity Youth, which are characterized as disconnected from the education and workforce systems, are a focus of the San Diego Workforce Partnership. The organization holds an annual Opportunity Summit, a one-day workshop on addressing the needs of Opportunity Youth. This augments the many workforce development and job training programs it offers on a regular basis.

**Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs**

The City has made a commitment to address priority needs through Council Policy 700-02, the budgetary priorities of this Consolidated Plan, and resulting budget allocations.

For example, the recognition of homelessness as a social and economic issue is uniting service providers, the business community, and the public and private sectors in adopting best practices to end chronic homelessness and improving the system to rapidly rehouse individuals and families. The innovations emerging from San Diego has led both the federal and state governments to award the City with increased funding to better leverage its efforts.

## SP-45 Goals Summary – 91.215(a)(4)

### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Economic Development	2019	2023	Non-Housing Community Development Economic Development	Citywide	Economic Development	CDBG: \$20,000,200	Jobs created/retained: 128 Jobs  Businesses assisted: 1400 Businesses Assisted
2	Workforce Development	2019	2023	Non-Housing Community Development	Citywide	Public Services Economic Development Workforce Development	CDBG: \$6,000,000	Public service activities other than Low/Moderate Income Housing Benefit: 2500 Persons Assisted
3	Public facilities and Infrastructure	<del>2020</del> 2019	<del>2024</del> 2023	Non-Homeless Special Needs City Infrastructure	Citywide	Public Improvements and Infrastructure	CDBG: \$22,000,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 50000 Persons Assisted  Other: 30 Other

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Affordable Housing	2019	2023	Affordable Housing	Citywide	Development of Affordable Housing Maintenance of Owner-Occupied Housing Affordable Housing Access and Stability	CDBG: \$68,706,766 HOME: \$37,687,331	Rental units constructed: 700 Household Housing Unit  Rental units rehabilitated: 140 Household Housing Unit  Homeowner Housing Rehabilitated: 200 Household Housing Unit  Direct Financial Assistance to Homebuyers: 155 Households Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Homelessness	2019	2023	Homeless	Citywide	Homelessness and Supportive Services	CDBG: <del>\$8,000,000</del> <u>11,707,892</u> ESG: <del>\$5,029,015</del> <u>8,627,349</u>	Public service activities other than Low/Moderate Income Housing Benefit: <del>26900</del> <u>33,678</u> Persons Assisted  Tenant-based rental assistance / Rapid Rehousing: <del>400</del> <u>484</u> Households Assisted  Homeless Person Overnight Shelter: 11450 Persons Assisted
6	Nonprofit Facility Improvements	2019	2023	Non-Housing Community Development	Citywide	Nonprofit Facility Improvements	CDBG: \$24,000,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 42000 Persons Assisted  Other: 20 Other



Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
7	Public and Community Services	2019	2023	Non-Homeless Special Needs Non-Housing Community Development	Citywide	Public Services	CDBG: <del>\$6,420,000</del> <u>8,599,152</u>	Public service activities other than Low/Moderate Income Housing Benefit: <del>61,355</del> <u>45,000</u> Persons Assisted
8	HIV/AIDS housing, health and support services	2019	2023	Non-Homeless Special Needs Non-Housing Community Development	Citywide	Housing/Support for Individuals with HIV/AIDS	HOPWA: \$4,164,570	Public service activities other than Low/Moderate Income Housing Benefit: 3332 Persons Assisted  Tenant-based rental assistance / Rapid Rehousing: 80 Households Assisted  HIV/AIDS Housing Operations: 148 Household Housing Unit

Table 57 – Goals Summary

## Goal Descriptions

1	<b>Goal Name</b>	Economic Development
	<b>Goal Description</b>	Enhance the City's economic stability by investing in inclusive economic growth initiatives that develop and strengthen small businesses and support local entrepreneurs.
2	<b>Goal Name</b>	Workforce Development
	<b>Goal Description</b>	Foster individual and household resiliency by investing in employment and workforce development programs and improving access to job opportunities.
3	<b>Goal Name</b>	Public facilities and Infrastructure
	<b>Goal Description</b>	Support the development of vibrant, equitable, and adaptable neighborhoods by investing in public facilities and critical infrastructure.
4	<b>Goal Name</b>	Affordable Housing
	<b>Goal Description</b>	Increase and preserve affordable rental and homeowner housing to improve access to housing opportunities that reflect community needs, including but not limited to, opportunities in close proximity to transit, employment, and community services.
5	<b>Goal Name</b>	Homelessness
	<b>Goal Description</b>	Assist individuals and families to gain stable housing after experiencing homelessness or a housing crisis by providing appropriate housing and service solutions grounded in best practices.
6	<b>Goal Name</b>	Nonprofit Facility Improvements
	<b>Goal Description</b>	Finance impactful nonprofit facility improvements to provide new or increased access to programs that serve vulnerable populations or implement sustainability measures.
7	<b>Goal Name</b>	Public and Community Services
	<b>Goal Description</b>	Invest in community services that promote equity and serve vulnerable populations including, but not limited to, refugees and recent immigrants, previously incarcerated individuals, veterans, youth, seniors, and food insecure households.

8	<b>Goal Name</b>	HIV/AIDS housing, health and support services
	<b>Goal Description</b>	Meet the needs of persons with HIV/AIDS and their families through the provision of housing, health, and support services.

**Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)**

HOPWA-Project total assisted: 3550

HOPWA funds are distributed throughout the County of San Diego to implement the following eligible activities:

- Acquisition/rehabilitation/new construction of affordable housing
- Administration
- Housing information and referral services
- Resource identification
- Housing operating cost
- Short-term supportive facilities (hotel/motel vouchers)
- Tenant based rental assistance
- Supportive services
- Technical assistance
- Short-term rent, mortgage, and utility (STRMU)

HOME Investment Partnerships Program-Projected total assisted: 1193

HOME funds many activities related to constructing, acquiring, and rehabilitating affordable housing, such as:

- First time homebuyers through down payment loans and closing cost assistance grants;
- Gap financing to affordable housing developments to produce, rehabilitate, and/or preserve affordable housing;
- Providing owner-occupied rehabilitation loans for single family homes; and
- Delivering tenant-based rental assistance and security deposits for very low-income individuals and families.

Emergency Solutions Grant (ESG)-Projected total assisted: 45773

The City will renew its Memorandum of Understanding with the Housing Commission to administer ESG funds on the City's behalf. Throughout the term of the Consolidated Plan, ESG funds will be invested in homeless shelter and services program, such as:

- Connections Housing: An integrated services and residential community whose primary goal is to help homeless individuals living on neighborhood streets by providing them with interim shelter and services, so they can rebuild their lives and find secure permanent housing. Virtually every resource and individual would need to break the cycle of homelessness is available onsite at this facility, including individual assessments; the One-Stop Service Center; primary care health clinic; transitional/interim housing; and permanent supporting housing.
- Cortez Hill Family Shelter: This interim shelter provides 150 nightly shelter beds in 47 units for families experiencing homelessness. Families are offered counseling, career assessments, medical and legal services, and follow-up services after leaving the center.
- Interim Shelter for Homeless Adults: This interim shelter provides up to 350 low-barrier, safe shelter beds nightly for individual adults experiencing homelessness. Individuals are offered stabilization and supportive services to prepare individuals for the appropriate longer term of permanent housing.
- Rapid Re-Housing (RRH): The Housing Commission will continue to operate the Security Deposit Plus (SD+) Program. This program provides households exiting transitional housing and shelters with a security and/or utility deposits plus short-term rental assistance, if needed, to assist approximately 50 households to gain stable housing. The Housing Commission may also subcontract with local RRH providers to provide households with security and utility deposits, short-or medium-term rental assistance. Rental assistance will be based on the financial needs of the clients and will be gradually reduced to set down reliance on the RRH program. Clients will also receive case management targeted to gain employment, budgeting, and financial competency.

## **SP-50 Public Housing Accessibility and Involvement – 91.215(c)**

### **Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)**

The Housing Commission owns and manages the public housing inventory, affordable housing units, and ground leases within the City. The units are restricted to low-income renters with incomes at 80% Area Median Income (AMI) or less. The number of units in the Housing Commission's Real Estate portfolio is over 2,700 units amongst 159 residential properties, eight of those being Public Housing properties and six sites that are under a long-term ground and building lease. In addition to the units owned and operated, the Housing Commission is the Ground Lessor on sixteen properties that provide over 1,460 affordable units.

#### **Activities to Increase Resident Involvements**

- Able Disabled Advocacy
- Campaign for Grade-Level Reading
  
- Chase Bank
- Community HousingWorks
- Credit Builders Alliance
- Family Dress for Success Going Places Network
- Housing Opportunity Collaborative
- International Rescue Committee
- Jewish Family Services
- Job Corps
- Landeros & Associates
- Money Management International
- Partnership With Industries
- Robert Half and Associates (Energy Savings Assistance Program)
- San Diego Association of Governments (SANDAG)
- San Diego Central Library
- San Diego Community College District
- San Diego Futures Foundation
- San Diego Workforce Partnership
- Second Chance

#### **Is the public housing agency designated as troubled under 24 CFR part 902?**

No

**Plan to remove the ‘troubled’ designation**

Not applicable

## **SP-55 Barriers to affordable housing – 91.215(h)**

### **Barriers to Affordable Housing**

Based on the previous work of the San Diego's Regional Planning Agency in its 2015 Analysis of Impediments to Fair Housing Choice and City's 2018 Housing Inventory Annual Report, the following is a list of barriers to affordable housing in the City of San Diego and the rest of the county:

**Affordability:** Income and wages are not keeping pace with rising housing costs and the overall cost of living. Moreover, federal resources for programs, such as the federal Section 8 Program, do not match the need experienced. Finally, from a homeownership perspective, the majority of residents are not able to reach the dream of owning their own home within City limits.

**Vacancy Rates:** Low housing vacancy rates and lack of new construction are contributing to higher rents. Moreover, the cost of land is significant, while the general supply of available land is low for future growth, thus contributing to affordability issues.

**Community Push-Back:** Development barriers in some communities, including permit processing times, height restrictions, outdated community plans, environmental review, and community opposition in the form of "NIMBYism" continue to be a barrier for the location and cost of affordable housing projects.

**Education and Outreach:** Educational and outreach literature regarding affordable housing issues, rights, and services on websites or at public counters is limited. Fair and affordable housing education is identified as one of the most important strategies for furthering fair housing. However, traditional outreach methods of publishing notices and press releases in newspapers and posting information on websites are not adequate to reach the general public with diverse needs and interests. Outreach methods should be expanded to include other media of communications, and also utilize networks of neighborhood groups and local organizations.

**Lending and Credit Counseling:** Throughout San Diego County, White applicants were noticeably overrepresented in the loan applicant pool, while Hispanics were severely underrepresented. Black and Hispanic applicants also seem to be significantly more likely to receive subprime loans.

**Overconcentration of Housing Choice Vouchers:** Due to the geographic disparity in terms of rents, concentrations of Housing Choice Voucher use have occurred. The City should continue to implement the Choice Communities Initiative, Moving Forward plan, and Housing Choice Voucher Homeownership Program, among other programs and activities to deconcentrate voucher use.

**Housing Options:** Housing options for special needs groups, especially for seniors and persons with disabilities, have improved, but remain limited. Affordable programs and public housing projects have long waiting lists. The City should work to promote the distribution of affordable housing and a range of housing choices for households with special needs.

## **Strategy to Remove or Ameliorate the Barriers to Affordable Housing**

In coordination with many of the City's governmental agencies, the Office of the Mayor has developed the Housing SD plan to improve housing affordability and the development review process, facilitate more affordable housing, and support the City's Climate Action Plan. Discussed below are the many facets of the Housing SD plan, which were first put into action in 2017.

**Middle Income Density Bonus Program:** In response to a dearth of entry-level housing options for working-and middle-class households, the City has proposed a Middle-Income Density Bonuses for developers who construct a housing project with at least 10% of units for households making less 150% of AMI. This is targeted toward persons serving as school teachers, nurses, police, first responders, and firefighters, among others.

**Affordable, In-Fill and Sustainable Expedite Program:** The Expedited Program has been greatly revised to better meet today's housing needs. Projects that incorporate one of the following aspects are awarded expedited permit processing:

- Projects where at least 10% of the units are reserved for low-or very-low income households;
- Projects located in the HUD-designated SDPZ
- Project located in a transit Priority Area;
- Projects with a higher density than what is authorized by the applicable community plan; or
- Projects that incorporate voluntary Tier 2 sustainable development standards pursuant to CAL Green Building Code.

**Companion (second dwelling) unit production:** Following many legislative changes at the state level, San Diego has instituted many policies to incentivize the development of accessory dwelling units (also known as companion units, granny flats, or backyard homes). Changes included fee reductions, relaxed building and parking standards, and revised zoning regulations. The City has set a goal to encourage the construction of up to 6,000 ADUs.

**Affordable Housing Density Bonus update:** The local Affordable Housing Density Bonus reflects the latest changes mandated by California's state legislature in 2017 and is a key policy in expanding the affordable housing stock.

### **Housing SD Additional Text 1**

**Updates to the Land Development Code – 11th Code Update:** The City's Land Development Code is periodically updated, and the most recent revision included many changes to address housing affordability. These include relaxed parking standards for special needs housing, expanded the area for properties eligible for live/work designation, and other streamlining efforts.



Streamlined environmental review: The California Environmental Quality Act (CEQA) allows for streamlined environmental review when proposed projects are consistent with established density and zoning standards. The City has implemented a process by which projects can take advantage of this streamlined review.

Development Impact Fee (DIF) calculations: As discussed above, DIFs are a major deterrent to housing production. The City is studying revised DIF calculations that neither inhibit housing production nor negatively affect neighborhood services and amenities. A major component to a new DIF calculation is scaled fees based on unit size.

Transit Priority Area (TPA) parking standards: The City relaxed parking requirements in the downtown neighborhood and near major public transit to increase the feasibility of some proposed housing developments, as well as decrease costs for renters and owners alike. New regulations eliminate parking minimums in downtown and near transit and impose a maximum of one parking spot per housing unit. Additionally, parking spaces must be “unbundled” from housing units, so residents do not have to pay for parking even when they do not own a vehicle.

Housing Successor Fund and NOFAs: In February 2017, Civic San Diego, the wholly-owned development nonprofit of the City, issued a Notice of Funding Availability (NOFA) for \$25 million to fund affordable housing developments. In 2018, the Housing Commission announced NOFAs for \$50 million to fund affordable housing construction, acquisition, and rehabilitation. These are just some examples of how the City is leveraging all available resources to expand the affordable housing stock.

Transit Oriented Development Fund: Civic San Diego and the Housing Commission have partnered to develop a Transit Oriented Development fund that would leverage \$20 million in public funds to provide financing to small-scale projects near transit.

Housing Inventory Annual Report: In 2018, the City released its first Housing Inventory Annual Report, which outlined the housing market, analyzed the housing stock, and offered strategies to increase housing production and increase housing affordability. The annual report fills an information gap since many housing reports, like the Housing Element, are updated only once every several years. Other reports are generated on an ad hoc basis. The Housing Inventory Annual Report will provide a reliable snapshot of the housing market that will inform policy making.

## **Housing SD Text 2**

Comprehensive Community Plan updates: Community Plans establish land use standards, guide development, and inform decisions on individual projects. However, many Community Plans are

outdated and do not account for today's housing needs. Just 9 of 49 Community Plans have been updated since 2014. There are many benefits to updated Community Plans, including:

More "by-right" development

Expedited CEQA review

Zoning efficiencies

Updated facilities financing plans

As a result, the City is aiming to update Community Plans every 3 years, rather than the traditional 6 to 8 years.

Development Services Department improvements: The City's Development Services Department (DSD) is responsible for permitting, reviewing, and inspecting proposed developments. As such, DSD has a major role in increasing housing production and ensuring housing affordability. Many improvements have been made to the Department's processes and workflow, including:

Improved customer service training

New project management and permit processing software

Land Development Code updates

Fee modifications

Revised Affordable Housing Density Bonus Program

Processing time improvements

Ongoing initiatives

While HousingSD was launched in 2017 in response to the escalating housing affordability crisis, many policies and programs to expand the affordable housing stock have long been in place. These include:

Inclusionary zoning: The City's inclusionary zoning (or housing) policy requires developers of two or more housing units to pay an inclusionary housing fee. The fee is waived for developers who set aside at least 10% of newly-constructed units for income-restricted affordable housing. The affordability commitment must be for at least 55 years. In recent years, momentum has been building toward revising the inclusionary housing policy to lead developers to build more affordable housing, rather than pay the inclusionary housing fee. Possible revisions include a higher fee and a higher "set-aside" percentage.

First-Time Homebuyer Programs: The Housing Commission runs two programs that offer affordable for-sale options to prospective homebuyers. First, the First-Time Homebuyer Program assists with the purchasing of a single-family home, townhome or condominium. This program is funded by a variety of federal, state and local affordable housing funds, including HOME and CDBG, and since 1990 has helped more than 5,000 families and individuals buy their first home. The second program is the Affordable For-Sale Housing program, which makes it possible for LMI households to buy homes at affordable prices. There are six communities throughout San Diego that participate in this program.

Fair Housing Initiatives: In 2018, the City Council enacted the Source of Income Discrimination Ordinance which makes it illegal for homeowners to reject rental applications from people with Housing Choice Vouchers or other public rental assistance based solely on their source of income. The ordinance supplements the city's ongoing fair housing initiatives including a partnership with the Legal Aid Society of San Diego and maintenance of a Fair Housing Hotline.

## **SP-60 Homelessness Strategy – 91.215(d)**

### **Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs**

Coordinated Outreach and Enhanced Outreach Teams: San Diego significantly increased the number of outreach teams within the City when it opened its Temporary Bridge Shelters in December 2017. As part of the program design, each shelter has outreach teams that address areas of need throughout the City of San Diego. They operate on a coordinated outreach schedule and participate in HOT team activities, discussed below, on a weekly basis. The outreach teams have launched a data collection app that helps them geocode and map areas of high need and collect data in an efficient and accessible way that does not hinder the interaction with the individuals they are engaging with. In the coming year the City will launch its enhanced Outreach teams that will complement the current activities. These teams are funded through the Cities HEAP allocation and will focus on persons in high need, including encampments.

Homeless Outreach Team (HOT): The Homeless Outreach Teams (HOT) is formed in partnership with the Psychiatric Emergency Response Team (PERT), the City of San Diego Police Department, and San Diego County Mental Health technicians. The goal of the HOT is to provide outreach and engagement through supportive and social services. The HOT also participates in the Serial Inebriate Program through which chronically homeless, substance-dependent individuals are offered opportunities for sober living environments, healthcare, and transitional housing.

Housing Navigation Center: In line with its “Connect, Support, House” strategy to reduce homelessness, the City purchased a facility to centralize supportive services and housing assistance under one roof. To be operated by the Family Health Centers of San Diego, the Housing Navigation Center will focus on housing placement, increased and improved outreach, and centralized coordinated services. It is expected to open in calendar year 2019.

Connections Housing Downtown: Connections Housing Downtown is a City-sponsored, one-stop shop for people experiencing homelessness to find housing assistance and services. Along with permanent affordable studios, there are interim housing units, temporary beds, and on-site supportive and social services. In FY 2018, the facility served over 500 homeless individuals.

Project Homeless Connect – Downtown San Diego: The Housing Commission is lead organizer for an annual one-day resource fair called Project Homeless Connect – Downtown San Diego. In conjunction with the City of San Diego and a host of nonprofit service providers, the Housing Commission connects homeless San Diegans with the services necessary to address their immediate and long-term needs. In 2019, the event assisted 905 homeless individuals.

### **Addressing the emergency and transitional housing needs of homeless persons**

Homeless Shelters and Services programs: The City's Homeless Shelters and Services programs are administered by the Housing Commission. These programs include:

- A Year-Round Interim Housing Program – 350 beds
- Connections Housing Downtown – 1,345 interim beds and 16 special needs interim beds
- Cortez Hill Family Center – 47 units
- Neil Good Day Center - Serves a minimum of 2,000 homeless individuals annually
- Homeless Transitional Storage Centers: There are two homeless transitional storage centers for individuals to safely store their belongings while they look for work, attend classes, or meet with service providers. Together, the two facilities provide space for close to 1,000 individuals to store their belongings.
- Temporary Bridge Shelter Program: The Bridge Shelters were established in late 2017 and early 2018 to address the immediate shelter needs of San Diego's homeless population. There are three shelter locations, each targeting a different demographic: single adults, veterans, and families and single women. Together, the shelters provide up to 674 beds.

In FY 2018, these programs received more than \$11.2 million in federal, state, and local funding and collectively serviced over 10,000 people.

Safe Parking Program: In October 2017, the City dedicated General Funds to establish a Safe Parking Program that offers homeless individuals and families living out of their vehicles a safe and secure place to park at night at two parking lots – a City-owned parking lot and a lot owned by the nonprofit service provider. The Safe Parking Program is operated by a nonprofit service provider who works with the families and individuals to find the most appropriate housing solution.

**Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.**

Rapid Rehousing: Emergency Solutions Grant funds support the operations of the Housing Commission's Security Deposit Plus (SD+) Program. This program provides households exiting transitional housing and shelters with a security and/or utility deposit plus short-term rental assistance, if needed, to assist approximately 50 households to gain stable housing. The Housing Commission may also subcontract with local RRH providers, using a variety of funding sources, to provide households with security and utility deposits, short-or medium-term rental assistance. Rental assistance will be based on the financial needs of the clients and will be gradually reduced to step down reliance on the RRH program. Clients will also receive case management targeted to gaining employment, budgeting, and financial competency.

Approximately 425 households are helped each year. In addition to its traditional Rapid Rehousing funding, the Housing First - San Diego action plan calls for a doubling of publicly-owned housing units set aside for rapid rehousing, from 25 to 50 units. It also highlights the Rapid Rehousing Plus Pilot Program through which additional rental assistance is provided to Rapid Rehousing recipients for an additional 12 months.

**Future Programming:** The City of San Diego and the Housing Commission continue to explore the best resources to meet the needs of those experiencing homelessness. In FY 2019, under the direction of the City Council, the Housing Commission procured a high-level, consultant with national recognition and broad expertise in the area of homelessness to develop a comprehensive Strategic Plan for the City of San Diego to address homelessness. The objective of this planning effort is to develop a comprehensive strategy to address homelessness in the City of San Diego, which identified actionable approaches to address short-and long-term homelessness issues, which will include:

- Identifying system gaps and providing creative strategies to effectively bring to scale homelessness interventions through collaboration and collective impact.
- Identifying potential funding sources available to support implementation of identified strategies.
- Providing recommendations to maximize political will and stakeholder support to increase funding opportunities to support successful program and bring them to scale.
- Creating and clarifying the City's actions and goals in the short, medium, and long term address homelessness.
- Drafting a roadmap that will formalize a coordinated multiyear commitment with consistent and ongoing tracking of evaluation metrics.

The plan is expected to be completed by July 2019. In that regard future activities that the Housing Commission, and or the City of San Diego choose to implement and/or fund will likely be influenced by the recommendations identified in this City of San Diego Homelessness Strategic Plan. In that regard, for future potential programming activities the types of programs that may be implemented in the next three to five-year period are yet to be determined but will be influenced by the development of the Strategic Plan. These activities will at minimum be targeted towards ensuring that identified system gaps are addressed (taking into consideration funding availability) and that there is a spectrum of homelessness services and housing resources (taking into consideration funding availability) to meet a continuum of needs, from early/low intervention resources to divert persons from the homeless crisis response system to intensive resources aimed a highly vulnerable and chronically homeless person with long term health and housing needs.

**Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving**

**assistance from public and private agencies that address housing, health, social services, employment, education or youth needs**

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Future Programming: The City of San Diego and the Housing Commission continue to explore the best resources to meet the needs of those experiencing homelessness. In FY 2019, under the direction of the City Council, the Housing Commission procured a high-level, consultant with national recognition and broad expertise in the area of homelessness to develop a comprehensive Strategic Plan for the City of San Diego to address homelessness. The objective of this planning effort is to develop a comprehensive strategy to address homelessness in the City of San Diego, which identifies actionable approaches to address short- and long-term homelessness issues, which will include:

- Identifying system gaps and providing creative strategies to effectively bring to scale homelessness interventions through collaboration and collective impact.
- Identifying potential funding sources available to support implementation of identified strategies.
- Providing recommendations to maximize political will and stakeholder support to increase funding opportunities to support successful programs and bring them to scale.
- Creating and clarifying the City's actions and goals in the short, medium, and long term to address homelessness.
- Drafting a roadmap that will formalize a coordinated multiyear commitment with consistent and ongoing tracking of evaluation metrics.
- Delivery of a defined set of guiding principles and targeted responses through which policy decisions and funding commitments related to addressing homelessness will be filtered.

## **SP-65 Lead based paint Hazards – 91.215(i)**

### **Actions to address LBP hazards and increase access to housing without LBP hazards**

As discussed in MA-20 Housing Market Analysis: Condition of Housing, there is a correlation between LMI households and lead-based paint (LBP) hazards. To address this relationship, the City of San Diego's Environmental Services Department administers the Lead Safety and Healthy Homes Program. The program provides educational resources to prevent and identify lead poisoning, a platform to file confidential complaints against noncompliant landlords and unsafe living conditions, and training and outreach for individuals and organizations. It also provides information on the Housing Commission's Housing Rehabilitation Programs that provide financing to LMI homeowners to improve their home's material condition.

### **How are the actions listed above related to the extent of lead poisoning and hazards?**

The age of housing stock is the key variable for estimating the number of housing units with lead-based paint (LBP) hazards and their associated risks for LMI households.

LBP was prohibited in residential properties starting in 1978. 58.6% of the housing stock was built before 1980. Assuming an equal distribution San Diego's LMI households, then 44% of the 208,306 housing units built before 1980, or 125,975, would be low or moderate-income households possibly at risk of LBP hazards.

Further, we can determine that out of the 143,720 households with children currently residing in units built before 1980 in the city, 63,237 or 44% of those units are low- or moderate-income households with children. In addition, the ten zip codes with the highest lead blood levels in children are those where 51% or more of residents are low-to moderate households.

### **How are the actions listed above integrated into housing policies and procedures?**

In 2002, the City made it unlawful for a property owner to maintain or cause a lead hazard. In 2008, the City enacted the Lead Hazard Prevention and Control Ordinance in 2008, which established the Lead Safety and Healthy Homes Program (LSHHP) under the purview of the Environmental Services Department (discussed above). For its part in supplying affordable housing, the Housing Commission inspects rental units for potential LBP hazards if:

- Rental unit(s) built prior to January 1, 1978; **AND**
- A child under the age of six lives in or will be living in the unit; **AND**
- There is a potential lead hazard present due to paint that is peeling, chipping or cracking, or repairs which will be made in the unit that involves or disturbing painted surfaces.



## **SP-70 Anti-Poverty Strategy – 91.215(j)**

### **Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families**

The City's Economic Development Department published a report entitled "Economic Development Strategy, 2017-2019" that establishes the economic development objectives of the city. These are:

1. **Economic Base Growth** – Expand, retain and attract businesses in the City's four economic base sectors: Manufacturing & Innovation, International Trade & Logistics, Military, and Tourism.
2. **Middle-Income Jobs** – Increase the number of middle-income jobs, especially within the four economic base sectors.
3. **Neighborhood Businesses** – Increase the amount of neighborhood-based business activity, especially within underserved neighborhoods.

The progress toward these three objectives are measured by several economic performance indicators:

- Increase the Gross Regional Product (GRP) of the San Diego Region.
- Increase the percentage of the workforce earning middle-income wages.
- Decrease the rate of local unemployment.
- Increase the local median income.
- Decrease the percentage of persons living in poverty.
- Increase General Fund tax revenue as a percentage of GRP.
- Increase business activity in the City's neighborhood business districts.

### **How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan**

More than any one offering, coordinating services and programs across agencies and organizations has emerged as a key strategy in recent years to achieve the City's economic development objectives, outlined in its "Economic Development Strategy, 2017-2019" report, discussed above.

Many programs offered by the City which incorporate coordinated actions and services have been highlighted throughout this report.

The HUD-designated San Diego Promise Zone encapsulates this collaborative approach. Following the collective impact model, the SDPZ brings together government and nonprofit organizations to better leverage existing resources, fill service gaps, and improve existing services. The SDPZ's place-based approach to decreasing poverty is focused on six areas: jobs, economic development, public safety, affordable housing, healthcare and healthy foods, and education.

Key partners in the San Diego Promise Zone include, the San Diego Housing Commission, which participates in the SDPZ's Increasing Access to Affordable Housing working group, and the San Diego

Workforce Partnership, which participates in the Creating Jobs working group. As such, each is involved in another key collaborative effort to reduce poverty: the HUD Youth Homelessness Demonstration Program. In this way, the major stakeholders of the affordable housing and workforce development plans laid out herein are intimately involved in the initiatives.

## SP-80 Monitoring – 91.230

**Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements**

All awarded projects and programs are monitored for compliance with San Diego City Council Policy 700-02, HUD Regulations, OMB Circulars and 24 CFR Part 84. City programs supported with entitlement funds will be monitored to ensure compliance with the respective program requirements of the specific funding source. The City approach to monitoring is an ongoing process involving continuous communication and evaluation with grant recipients (non-profit organizations, other governmental agencies, city departments).

**City of San Diego:** Using the ED Grants system, a custom online project management portal, the CDBG program's monitoring function consists of four components:

- **Project Implementation:** Prior to implementation of CDBG activities, all subrecipients (inclusive of City departments and Housing Commission staff) are required to attend a mandatory CDBG Agreement Execution Process Workshop or one-one-one appointment. Sessions are conducted by Community Development Division staff. The workshop or appointment includes an overview of CDBG requirements, navigating the ED Grants system, other federal requirements, City contracting requirements, and discussion on specific budget and scope of work details. Contract packet and reporting documents are discussed, hard copies are distributed, and User Guides are also emailed out to the subrecipients.
- **Contract Management:** All open CDBG projects are assigned to a City project manager who is responsible for the negotiation and execution of a contract to implement project activities. All contracts fully address all HUD, state and local requirements and include a detailed project scope. The project manager is also responsible for contract compliance and project management representing the City as grantee. Ongoing technical assistance from project managers is provided throughout the contract period.
- **Monitoring Compliance:** The monitoring process involves desk audits of reports and supporting documentation, onsite monitoring reviews, frequent telephone contacts, written communications, and meetings. Through regular monitoring of its sub-recipients, staff ensures they abide by the all applicable federal, state and local standards and work with recipients to increase efficiencies and augment their performance. As part of this process, City staff watches for the potential of fraud, waste, mismanagement, and/or other opportunities for potential abuse. Contract provisions are in place that provide for the suspension of funds, termination of the contract, and disallowance of reimbursement requests at any time during the program year based on performance deficiencies. On an individual basis, staff works with sub-recipients to correct identified deficiencies through discussion and/or technical assistance, prior to imposing any sanctions.

## FY 2020 Annual Action Plan

Substantial Amendment No. 1

May 11, 2020

Revised to:

- Include additional federal allocations to the CDBG, ESG and HOPWA programs in FY 2020 resulting from The Coronavirus Aid, Relief, and Economic Security Act (CARES Act);
- Describe waivers and regulatory flexibility included in the CARES Act;
- Update the FY 2020 Anticipated Resources;
- Update the FY 2020 Goals and Objectives;
- List possible activities and projects that may be undertaken with CARES Act funds and the estimated outcomes of those activities;
- Make non-substantive edits to the Consolidated Plan.

## Expected Resources

### AP-15 Expected Resources – 91.220(c)(1,2)

#### Introduction

The Office of Community Planning and Development at the U.S. Department of Housing and Urban Development (HUD) allocates entitlement funds to the City of San Diego Economic Development Department, which administers the CDBG program. The San Diego Housing Commission administers both the ESG and HOME programs for the City, whereas the County of San Diego administers the HOPWA program [in FY 2020](#).

The Anticipated Resources Matrix below outlines each of these funds, expected amounts available in Year 1 and a projection of resources between FY 2021 and FY 2024, as well as a list of eligible uses of funds per HUD regulations. The amounts include funds subject to administrative caps, which will not be spent on programming identified in the Goals section of SP-45. These include City staff salary and fringe benefits, as well as the City's Fair Housing Program activities.

CARES Act: Please note, ~~that the passing of The Coronavirus Aid, Relief and Economic Security Act (CARES Act) made an additional \$5 billion available for CDBG funding at the national level. In addition to the funding,~~ additional funds available to the City to prepare for, prevent and respond to the COVID-19 emergency. These additional funds included:

~~The CARES Act also suspended certain regulatory restrictions including were lifted in how CDBG funding could be spent including:~~

- ~~Eliminating the 15% percent cap expenditure cap on CDBG Public Service activities. Public Service activities that are carried out above the 15% percent cap must be COVID-19 related and documented.~~
- ~~The 30- and/or 15-day public comment period has been lifted is suspended in the event of an emergency, and replaced with a 5-day public comment period is only needed. In-person public hearings are not required but and virtual meetings can be~~

conducted.

- The deadline to submit the FY 2021 Annual Action Plan is August 16, 2021.

#### Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition						Prior year reprogrammed balance will be used for a variety of City infrastructure projects. <u>\$11,876,002 of annual entitlement, \$7,223,939 of CDBG-CV</u>
		Admin and Planning						
		Economic Development						
		Housing						
		Public Improvements	<u>11,876,002</u>			<u>47,926,966</u>		
		Public Services	<u>19,099,941</u>	31,403,000	4,647,964	<u>55,150,905</u>	107,200,000	

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	5,312,011	903,588	10,223,688	16,439,287	21,248,044	HOME funds vary from year to year based on the expenditure of prior year commitments and program income.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOPWA	public - federal	Permanent housing in facilities Permanent housing placement Short term or transitional housing facilities STRMU Supportive services TBRA	<del>4,164,570</del> <u>4,847,232</u>	0	0	<del>4,164,570</del> <u>4,847,232</u>	0	This Consolidated Plan addresses FY2020 HOPWA allocations only. It is the intention of the City to designate a HOPWA Alternative Grantee to be effective the remainder of the Consolidated Plan term. <u>\$4,164,570 in HOPWA entitlement plus -HOPWA-CV total is -\$682,662 in HOPWA-CV.</u>



Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	<del>1,005,803</del> <u>4,604,137</u>	0	0	<del>1,005,803</del> <u>4,604,137</u>	4,023,212	<a href="#">\$1,005,803 in ESG entitlement plus ESG-CV totals \$3,598,334 in ESG-CV.</a>

Table 58 - Expected Resources – Priority Table

**Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied**

Leverage, in the context of the City's HUD entitlement programs, means bringing other local, state, and federal financial resources in order to maximize the reach and impact of these programs. HUD, like many other federal agencies, encourages the recipients of federal monies to demonstrate that efforts are being made to strategically leverage additional funds in order to achieve greater results. Leverage is also a way to increase project efficiencies and benefit from economies of scale that often come with combining sources of funding for similar or expanded

scopes. Funds will be considered leveraged if financial commitments toward the costs of a project from a source, other than the originating federal source, are documented.

The City, through its Consolidated Plan Advisory Board, has incentivized the use of leveraged funds in certain Requests for Proposals by offering additional evaluation points based upon the percentage of the project budget reimbursed with non-entitlement federal sources.

City staff will continue to explore additional leveraging opportunities, such as New Market Tax Credits, other federal resources, and local private investments.

#### **HOME-25% Match Requirement**

The Housing Commission uses local Inclusionary Funds, Housing Trust Funds, coastal funds, state funds, and multi-family bond proceeds as contributions to housing pursuant to the matching requirements.

#### **ESG-100% Match Requirement**

For the City-funded interim shelters, the Housing Commission uses the CDBG set-aside funding per Council Policy 700-02 and the Affordable Housing Fund authorized by San Diego Municipal Code §98.0502. The Rapid Re-housing 100% match comes from VASH vouchers, sub-recipient monetary leverage and in-kind match from sub-recipients in the form of case management and supportive services.

**If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan**

In October 2018, the City Council passed a resolution to build at least 140 units of permanent supportive housing for homeless households and individuals in each of the City's nine council districts. The City's Real Estate Assets Department has since been conducting an analysis of City-owned parcels of land which may be suitable for development. If carried out, the plan will result in at least 1,260 new units of permanent supportive housing, which could house approximately 20% of the City's homeless population.

**Discussion**

## Annual Goals and Objectives

### AP-20 Annual Goals and Objectives

#### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Affordable Housing	2019	2023	Affordable Housing	Citywide	Development of Affordable Housing Maintenance of Owner-Occupied Housing Affordable Housing Access and Stability	CDBG: \$14,710,750 HOME: \$15,397,243	Rental units constructed: 412 Household Housing Unit Rental units rehabilitated: 40 Household Housing Unit Homeowner Housing Rehabilitated: 80 Household Housing Unit Direct Financial Assistance to Homebuyers: 35 Households Assisted
2	Economic Development	2019	2023	Non-Housing Community Development Economic Development	Citywide	Economic Development	CDBG: \$6,171,058	Jobs created/retained: 44 Jobs Businesses assisted: 487 Businesses Assisted
3	Workforce Development	2019	2023	Non-Housing Community Development	Citywide	Workforce Development	CDBG: \$2,058,445	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 729 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Public facilities and Infrastructure	2020	2024	Non-Homeless Special Needs City Infrastructure	Citywide	Public Improvements and Infrastructure	CDBG: \$6,600,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 100000 Persons Assisted Other: 5 Other
5	Homelessness	2019	2023	Homeless	Citywide	Homelessness and Supportive Services	CDBG: <del>\$2,597,305</del> <u>6,305,197</u> ESG: <del>\$1,005,803</del> <u>4,604,137</u>	Public <del>Facility or Infrastructure</del> <u>service</u> Activities other than Low/Moderate Income Housing Benefit: <del>135566778</del> Persons Assisted Tenant-based rental assistance / Rapid Rehousing: <del>16480</del> Households Assisted Homeless Person Overnight Shelter: 2290 Persons Assisted
6	Public and Community Services	2019	2023	Non-Homeless Special Needs Non-Housing Community Development	Citywide	Public Services	CDBG: <del>\$1,890,205</del> <u>4,069,357</u>	Public <del>Service Facility or Infrastructure</del> Activities other than Low/Moderate Income Housing Benefit: <del>14222-30577</del> Persons Assisted
7	Nonprofit Facility Improvements	2019	2023	Non-Housing Community Development	Citywide	Nonprofit Facility Improvements	CDBG: \$7,206,517	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 36968 Persons Assisted Other: 7 Other

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
8	HIV/AIDS housing, health and support services	2019	2023	Non-Homeless Special Needs Non-Housing Community Development	Citywide	Housing/Support for Individuals with HIV/AIDS	HOPWA: <del>\$4,164,570</del> <u>4,847,232</u>	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 3322 Persons Assisted Tenant-based rental assistance / Rapid Rehousing: 80 Households Assisted HIV/AIDS Housing Operations: 148 Household Housing Unit

Table 59 – Goals Summary

## Goal Descriptions

1	Goal Name	Affordable Housing
	Goal Description	Creating and preserving affordable rental and homeowner housing
2	Goal Name	Economic Development
	Goal Description	Inclusive economic growth initiatives and entrepreneurship support
3	Goal Name	Workforce Development
	Goal Description	Workforce Development & Job Readiness
4	Goal Name	Public facilities and Infrastructure
	Goal Description	Development of neighborhoods through investment in public infrastructure
5	Goal Name	Homelessness
	Goal Description	Assisting individuals and families experiencing homelessness

6	Goal Name	Public and Community Services
	Goal Description	<b>Community services serving vulnerable populations</b>
7	Goal Name	Nonprofit Facility Improvements
	Goal Description	<b>Impactful nonprofit facility improvements</b>
8	Goal Name	HIV/AIDS housing, health and support services
	Goal Description	<b>Meet the needs of persons with HIV/AIDS</b>

## Projects

### AP-35 Projects – 91.220(d)

#### Introduction

The City of San Diego is anticipating an additional \$31 million in FY 2020 CDBG Program Income. This additional amount is the result of an agreement negotiated between the former Redevelopment Agency and HUD to repay the City's CDBG Program over the course of several years with escalating payments.

The Consolidated Plan sets goals and strategies to be achieved over the FY 2020 – 2024 period and identifies a list of funding priorities. The eight Consolidated Plan Goals represent high priority needs for the City and serve as the basis for FY 2020 programs and activities identified in the Action. The Consolidated Plan goals are listed below in no particular order:

- Increase and preserve affordable rental and homeowner housing to improve access to housing opportunities that reflect community needs, including but not limited to, opportunities in close proximity to transit, employment, and community services.
- Enhance the City's economic stability by investing in inclusive economic growth initiatives that develop and strengthen small businesses and support local entrepreneurs.
- Foster individual and household resiliency by investing in employment and workforce development programs and improving access to job opportunities.
- Support the development of vibrant, equitable, and adaptable neighborhoods by investing in public facilities and critical infrastructure.
- Assist individuals and families to gain stable housing after experiencing homelessness or a housing crisis by providing appropriate housing and service solutions grounded in best practices.
- Invest in community services that promote equity and serve vulnerable populations including, but not limited to, refugees and recent immigrants, previously incarcerated individuals, veterans, youth, seniors, and food insecure households.
- Finance impactful nonprofit facility improvements to provide new or increased access to programs that serve vulnerable populations or implement sustainability measures.
- Meet the needs of persons with HIV/AIDS and their families through the provision of housing, health and support services

Based on these goals, the table below summarizes the priorities and specific objectives that the City of San Diego aims to achieve during the Consolidated Plan five-year period (accomplishments sought in order to address the goals are expressed in terms on quantitative outcomes). For project detail by



Consolidated Plan Goal, please review the Projects by Consolidated Plan Goal in Attachment B.

## Projects

#	Project Name
1	CDBG Administration <u>(updated)</u>
2	Workforce Development and Job Readiness
3	Community and Public Services <u>(updated)</u>
4	Affordable Housing and Residential Rehabilitation CDBG
5	Economic Development
6	Improvement of Nonprofit Facilities
7	Homelessness — CDBG <u>(updated)</u>
8	Public Infrastructure Improvements
9	SDHC-Homeownership
10	SDHC-Rental Housing
11	HOME Administration
12	ESG 19 City of San Diego (2020) <u>(updated)</u>
13	HOPWA Projects-ALL <u>(updated)</u>
14	County of San Diego - HOPWA -Admin <u>(updated)</u>
15	CDBG Unobligated

**Table 60 – Project Information**

### **Describe the reasons for allocation priorities and any obstacles to addressing underserved needs**

In accordance with the Consolidated Plan, CDBG, HOME, ESG, and HOPWA funds are distributed using the following allocation priorities:

CDBG: As noted above, projects and program identified for funding with CDBG are selected in accordance with the policies and procedures outlined in the Consolidated Plan-refer to sections AP-12 and AP above for further details.

HOME: HOME funds are dedicated to housing activities that meet local housing needs and typically preserve or create affordable housing. Uses include tenant-based rental assistance, rehabilitation, homebuyer assistance, and new construction. It is anticipated that funding will be allocated solely to the creation or preservation of affordable housing along with funding for homebuyer assistance.

ESG: The San Diego Housing Commission administers the ESG Program on behalf of the City of San Diego. The ESG program provides funding to (1) engage homeless individuals and families living on the street,(2) rapidly re-house homeless individuals and families, (3) help operate and provide essential

services in emergency shelters

for homeless individuals and families, and (4) prevent individuals and families from becoming homeless. In the City of San Diego, ESG supports year-round shelters which include: Connections Housing Interim Shelter for Single Adults, Father Joe's Villages Interim Shelter, and the Cortez Hill Interim Family Shelter. In addition, ESG supports the PATH rapid re-housing program which focuses on quickly placing homeless households back into permanent housing, with intermediate-term rental assistance and housing stabilization services.

HOPWA: The County of San Diego administers the HOPWA on behalf of the City. HOPWA funds are allocated using a 5-year competitive RFP process to select project sponsors that assist local communities in developing affordable housing opportunities and related supportive service for low-income persons living with HIV/AIDS and their families. HOPWA activities include Tenant-Based Rental Assistance, direct housing, support service, information and referral, resource identification technical assistance and administration expenses. The County works closely with the Joint City-County HIV/AIDS Housing Committee when seeking to establish adequate housing and support services for people living with HIV/AIDS.

**AP-38 Project Summary**  
**Project Summary Information**

1	<b>Project Name</b>	CDBG Administration
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Economic Development Workforce Development Public facilities and Infrastructure Affordable Housing Homelessness Nonprofit Facility Improvements Public and Community Services HIV/AIDS housing, health and support services
	<b>Needs Addressed</b>	Development of Affordable Housing Maintenance of Owner-Occupied Housing Affordable Housing Access and Stability Homelessness and Supportive Services Public Services Public Improvements and Infrastructure Economic Development Workforce Development Nonprofit Facility Improvements Housing/Support for Individuals with HIV/AIDS
	<b>Funding</b>	CDBG: <del>\$6,488,489</del> <u>79332767,403,793</u>
	<b>Description</b>	City of San Diego administrative costs directly related to administering the CDBG Program to ensure compliance with all HUD planning and community development activities provided to City residents and businesses, as well as fair housing services. The Nonprofit Accelerator and Fair Housing Education and Legal Aid programs are also funded through administration. <u>Includes \$1,444,787 of CDBG-CV admin funding. Admin from the CDBG –CV allocation may not be fully expended by FYE 2020 and may carryover into FY 2021.</u>
	<b>Target Date</b>	6/30/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	N/A
	<b>Location Description</b>	N/A
	<b>Planned Activities</b>	
	<b>Project Name</b>	Workforce Development and Job Readiness

2	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Workforce Development
	<b>Needs Addressed</b>	Workforce Development
	<b>Funding</b>	CDBG: \$2,058,445
	<b>Description</b>	Foster individual and household resiliency by investing in employment and workforce development programs and improving access to job opportunities.
	<b>Target Date</b>	6/30/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	729 persons assisted
	<b>Location Description</b>	Citywide
	<b>Planned Activities</b>	Please view Attachment B, Appendix 1 for project details
3	<b>Project Name</b>	Community and Public Services
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Public and Community Services
	<b>Needs Addressed</b>	Public Services
	<b>Funding</b>	CDBG: \$ <del>4,069,357</del> 1,840,205
	<b>Description</b>	Invest in community services that promote equity and serve vulnerable populations including, but not limited to, refugees and recent immigrants, previously incarcerated individuals, veterans, youth, seniors, and food insecure households.
	<b>Target Date</b>	6/30/202 <del>1</del> 9
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	<del>30577</del> 14,222 persons assisted.
	<b>Location Description</b>	Citywide
4	<b>Planned Activities</b>	Please view Attachment B, Appendix 1 for Project Details
	<b>Project Name</b>	Affordable Housing and Residential Rehabilitation CDBG
	<b>Target Area</b>	Citywide

	<b>Goals Supported</b>	Affordable Housing
	<b>Needs Addressed</b>	Development of Affordable Housing Maintenance of Owner-Occupied Housing
	<b>Funding</b>	CDBG: \$14,710,750
	<b>Description</b>	Increase and preserve affordable rental and homeowner housing to improve access to housing opportunities that reflect community needs, including but not limited to, opportunities in close proximity to transit, employment, and community services.
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	40 rental units rehabilitated, 300 rental units constructed, and 80 single family homes rehabilitated
	<b>Location Description</b>	Citywide
	<b>Planned Activities</b>	Please view Attachment B, Appendix 1 for Project Details
5	<b>Project Name</b>	Economic Development
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Economic Development
	<b>Needs Addressed</b>	Economic Development
	<b>Funding</b>	CDBG: \$6,171,058
	<b>Description</b>	Enhance the City's economic stability by investing in inclusive economic growth initiatives that develop and strengthen small businesses and support local entrepreneurs.
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	487 BUSINESSES ASSISTED and 44 JOBS CREATED/RETAINED.
	<b>Location Description</b>	Citywide
	<b>Planned Activities</b>	Please view Attachment B, Appendix 1 for Project Details
6	<b>Project Name</b>	Improvement of Nonprofit Facilities
	<b>Target Area</b>	Citywide

	<b>Goals Supported</b>	Nonprofit Facility Improvements
	<b>Needs Addressed</b>	Nonprofit Facility Improvements
	<b>Funding</b>	CDBG: \$7,209,517
	<b>Description</b>	Finance impactful nonprofit facility improvements to provide new or increased access to programs that serve vulnerable populations or implement sustainability measures.
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Persons Assisted: 36,968. Facilities (other): 7.
	<b>Location Description</b>	Citywide
	<b>Planned Activities</b>	Please view Attachment B, Appendix 1 for Projects details
7	<b>Project Name</b>	Homelessness - CDBG
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Homelessness
	<b>Needs Addressed</b>	Homelessness and Supportive Services
	<b>Funding</b>	CDBG: <del>\$6,305,192</del> ,647,305
	<b>Description</b>	Assist individuals and families to gain stable housing after experiencing homelessness or a housing crisis by providing appropriate housing and service solutions grounded in best practices.
	<b>Target Date</b>	6/30/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Persons Assisted: <del>6,778</del> 13556. Facility (other): 1. Overnight Shelter: Persons Assisted: 1,190.
	<b>Location Description</b>	Citywide
	<b>Planned Activities</b>	Please view Attachment B, Appendix 1 for Projects details
8	<b>Project Name</b>	Public Infrastructure Improvements
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Public facilities and Infrastructure
	<b>Needs Addressed</b>	Public Improvements and Infrastructure

	<b>Funding</b>	CDBG: \$6,600,000
	<b>Description</b>	Support the development of vibrant, equitable, and adaptable neighborhoods by investing in public facilities and critical infrastructure.
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Persons Assisted: 100,000. Facilities Improved (Other): 5.
	<b>Location Description</b>	Citywide
	<b>Planned Activities</b>	Please view Attachment B, Appendix 1 for Projects details
	<b>Planned Activities</b>	Please view Attachment B, Appendix 1 for Projects details
9	<b>Project Name</b>	SDHC-Homeownership
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Affordable Housing
	<b>Needs Addressed</b>	Affordable Housing Access and Stability
	<b>Funding</b>	HOME: \$2,500,000
	<b>Description</b>	Provision of financial assistance towards homeownership in the form of assistance towards the down payment and closing costs.
	<b>Target Date</b>	6/30/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	35 households
	<b>Location Description</b>	Citywide
10	<b>Planned Activities</b>	Please view Attachment B, Appendix 1 for Projects details
	<b>Project Name</b>	SDHC-Rental Housing
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Affordable Housing
	<b>Needs Addressed</b>	Development of Affordable Housing
	<b>Funding</b>	HOME: \$12,897,243
	<b>Description</b>	Rental units constructed
	<b>Target Date</b>	6/30/2020



	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	112 households (HOME units only)
	<b>Location Description</b>	Citywide
	<b>Planned Activities</b>	N/A
<b>11</b>	<b>Project Name</b>	HOME Administration
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Affordable Housing
	<b>Needs Addressed</b>	Development of Affordable Housing Maintenance of Owner-Occupied Housing Affordable Housing Access and Stability
	<b>Funding</b>	HOME: \$1,042,044
	<b>Description</b>	Administration costs of HOME program for the City of San Diego and San Diego Housing Commission.
	<b>Target Date</b>	6/30/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	N/A
	<b>Location Description</b>	N/A
	<b>Planned Activities</b>	
<b>12</b>	<b>Project Name</b>	ESG 19 City of San Diego (2020)
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Homelessness
	<b>Needs Addressed</b>	Homelessness and Supportive Services
	<b>Funding</b>	ESG: <del>\$1,005,803</del> 4,604,137
	<b>Description</b>	Federal Fiscal Year 2020 ESG <a href="#">and ESG –CV</a> funds for the City of San Diego have been allocated to the San Diego Housing Commission (SDHC) to operate shelters for the homeless, provide rapid-re-housing strategies and program administration and data collection through HMIS.
	<b>Target Date</b>	6/30/2020

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Rapid Re-Housing: \$327,517, 140 Households Assisted. Interim Housing: \$588,631, 1,600 Persons Assisted. Administration: \$58,149
	<b>Location Description</b>	Citywide
	<b>Planned Activities</b>	Please view Attachment B, Appendix 1 for Project details
<b>13</b>	<b>Project Name</b>	HOPWA Projects-ALL
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	HIV/AIDS housing, health and support services
	<b>Needs Addressed</b>	Housing/Support for Individuals with HIV/AIDS
	<b>Funding</b>	HOPWA: <del>\$4,040,173</del> <u>4722835</u> <i>(Information pending from County of San Diego)</i>
	<b>Description</b>	Based on HOPWA program regulations, the following eligible activities may be provided through awarded contracts <u>funded with FY 2020 HOPWA entitlement and HOPWA-CV</u> : Acquisition/rehabilitation/new construction of affordable housing, Administration, Housing Information and Referral Services, Resource Identification, Housing Operating Cost, Tenant-Based Rental Assistance, Short-term Supportive Facilities (Hotel/Motel Vouchers), Supportive Services, Technical Assistance, Short-term Rent, Mortgage and Utility Assistance.
	<b>Target Date</b>	6/30/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Public service activities other than LMI Housing Benefit: 3,322 persons; Households assisted with tenant-based rental assistance: 80; HIV/AIDS housing operations units: 148.
	<b>Location Description</b>	Regionwide
	<b>Planned Activities</b>	Please view Attachment B, Appendix 1 for Project details.
<b>14</b>	<b>Project Name</b>	County of San Diego - HOPWA -Admin
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	HIV/AIDS housing, health and support services
	<b>Needs Addressed</b>	Housing/Support for Individuals with HIV/AIDS
	<b>Funding</b>	HOPWA: \$124,397
	<b>Description</b>	Administration costs of HOPWA program.

	<b>Target Date</b>	6/30/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	N/A
	<b>Location Description</b>	N/A
	<b>Planned Activities</b>	N/A
15	<b>Project Name</b>	CDBG Unobligated
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Economic Development Workforce Development Public facilities and Infrastructure Affordable Housing Homelessness Nonprofit Facility Improvements Public and Community Services
	<b>Needs Addressed</b>	Development of Affordable Housing Maintenance of Owner-Occupied Housing Affordable Housing Access and Stability Homelessness and Supportive Services Public Services Public Improvements and Infrastructure Economic Development Workforce Development Nonprofit Facility Improvements
	<b>Funding</b>	CDBG: \$201,197
	<b>Description</b>	Unobligated CDBG funds
	<b>Target Date</b>	6/30/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	N/A
	<b>Location Description</b>	N/A
	<b>Planned Activities</b>	N/A

CARES Act

## **AP-50 Geographic Distribution – 91.220(f)**

### **Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed**

The City's FY 2015 – 2019 Consolidated Plan outlined a strategy to incorporate Geographic Targeting as a way to help stabilize and improve neighborhoods by directing the investment of HUD resources to geographic areas with the highest need. The initiative was originally defined in FY 2016. After consultation with local subject matter experts and analysis of local data for a variety of indicators (such as, poverty, rent burden, violent crime, and unemployment), the Geographic Targeting initiative identified (which can be viewed on the CDBG website) six high need Community Planning Areas. The six Community Planning areas currently include Barrio Logan, City Heights, Encanto, Linda Vista, San Ysidro, and Southeastern. As part of the FY 2020 – 2024 Consolidated Plan the City intends to review these designations by reviewing available data to ensure areas with the current highest need are included. Please see section SP-10 within the FY 2020 - 2024 Consolidated Plan for additional information.

In addition to the six Geographic Targeted areas, a section of San Diego was designated in 2016 as the San Diego Promise Zone (SDPZ) that provides additional federal funding to address critical need areas in the City's most disadvantaged neighborhoods (more information available on the City's Promise Zone website). The targeted area stretches from East Village and Barrio Logan in the West to Encanto and Emerald Hills in the East. It has an estimated population of more than 77,000 residents. To better support development in the Promise Zone and Geographic Targeted areas, the CDBG Request for Proposals now considers whether projects are located within the targeted areas and whether services will be delivered to targeted area residents.

### **Geographic Distribution**

<b>Target Area</b>	<b>Percentage of Funds</b>
Citywide	

**Table 61 - Geographic Distribution**

### **Rationale for the priorities for allocating investments geographically**

Not applicable.

### **Discussion**

None.

## Affordable Housing

### AP-55 Affordable Housing – 91.220(g)

#### Introduction

It is not possible to delineate annual affordable housing goals by population type as requested in the tables below. Per HUD requirements, the totals for the two following tables must match, yet the second table may not capture all relevant activities identified in the first table. For example, homeless population housing needs are supported through overnight shelters, but that program type is not listed as an option in the second table.

Additionally, the population types are not mutually exclusive. A detailed discussion of how HUD entitlements will be used to support affordable housing needs within the City of San Diego is provided in AP-20 above, with the number of households and individuals to be assisted itemized by the funding source.

One Year Goals for the Number of Households to be Supported	
Homeless	95
Non-Homeless	52
Special-Needs	0
Total	147

**Table 62 - One Year Goals for Affordable Housing by Support Requirement**

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	112
Rehab of Existing Units	0
Acquisition of Existing Units	35
Total	147

**Table 63 - One Year Goals for Affordable Housing by Support Type**

#### Discussion

The tables above capture units assisted in part with HOME funds. In FY 2020 it is anticipated that funding will support the construction of new affordable rental housing and promote homeownership through the HOME program.

## **AP-60 Public Housing – 91.220(h)**

### **Introduction**

The Housing Commission owns and manages the public housing inventory, affordable housing units, and ground leases within the City. The units are restricted to low-income renters with incomes at 80% Area Median Income (AMI) or less. The number of units in the Housing Commission's Real Estate portfolio is over 2,700 units amongst 159 residential properties, eight of those being Public Housing properties and six sites that are under a long-term ground and building lease. The Public Housing figures include the transition of five State-subsidized properties to the Public Housing portfolio upon completion of major rehabilitation work during FY 2018. In addition to the units owned and operated, the Housing Commission is the Ground Lessor on sixteen properties that provide over 1,460 affordable units.

### **Actions planned during the next year to address the needs to public housing**

During FY 2020, the Housing Commission does not anticipate any new Public Housing or Affordable Housing acquisitions. The focus in FY 2020 will be renovation and rehabilitation work on a number of properties as a direct result of the Green Physical Needs Assessment completed in FY 2015.

SDHC is anticipating an acquisition in FY2020, to be transferred to HDP for financing and rehabilitation. The acquisition will create approximately 50 new affordable housing units, at approximately \$15m in TDC. Renovations to include immediate fire and life safety needs, accessibility improvements, and upgrades and/or modifications to building systems (mechanical, electrical, plumbing) as needed.

Additionally, in FY2020, HDP will be initiating rehabilitation for Quality Inn, a 92-unit permanent supportive housing project at approximately \$13m TDC; and West Park, a 47-unit permanent supportive housing project at approximately \$15m TDC. Also, in FY2020, we will be closing on the financing and initiating rehabilitation for Mariner's Village, a 172-unit, family housing project.

### **Actions to encourage public housing residents to become more involved in management and participate in homeownership**

In order for a Family Self Sufficiency (FSS) program participant to successfully complete the program, the head of household is solely responsible for completing his/her Individual Training and Services Plan (ITSP) and must be employed by contract expiration. In its 2015 Moving to Work Plan, the Housing Commission requested the authority to provide FSS enrollment to "all adult family members by waiving the requirement for the head of the household to join the program. Non-head of households who enter into a contract will be responsible for the completion of the ITSP and must be employed by the end of participation in order for the FSS family to successfully complete the program." This will result in "increased recruitment and enrollment into the FSS Program, thus providing incentives to families to become economically self-sufficient. The initiative will allow families to enroll into FSS in the event the

head of household is unable or unwilling to participate in the program.”

In its 2015 Moving to Work Plan, the Housing Commission also requested authority to modify the Family Self-Sufficiency (FSS) program by revising the contract term and the escrow calculation method to coincide with the Path to Success initiative. Changes to the program include a \$10,000 maximum on total escrow accumulation, escrow deposits based on outcomes achieved, and a two-year contract term with the option to extend the contract an additional three years if additional time is needed to attain goals.

SDHC was awarded a Resident Opportunities and Self Sufficiency-Service Coordinator (ROSS-SC) (three-year grant) to promote jobs development, financial stability and self-sufficiency for public housing residents. Similar to FSS, ROSS Service Coordinators work directly with public housing residents to assess their needs and connect them with education, job training, and placement programs, and/or computer and financial literacy services available in their community to promote self-sufficiency.

In 2018 the US Department of Housing and Urban Development (HUD) designated the SDHC Achievement Academy as one of eighteen EnVision Centers in seventeen communities across the country. The EnVision Center demonstration program focuses on empowering individuals and families to leave HUD-assisted housing through self-sufficiency to become responsible homeowners and renters in the private market so that HUD will be able to help more individuals and families in need. Through the EnVision Center program, federal agencies, state and local governments, nonprofit and faith-based organizations, and private businesses will come together in a centralized location to provide comprehensive resources for low-income families that receive federal rental assistance. SDHC Achievement Academy partners include:

- AmeriMed
- Biocom Introductory Life Sciences Experience
- Center for Employment Training
- Center for Healthier Communities
- Citi Bank
- City Heights Community Development Corporation
- Community Housing Works
- CONNECT2Careers
- Food & Beverage Associates of San Diego
- International Rescue Committee
- Jewish Family Services
- Job Corp
- Landeros & Associates
- La Maestra Community Health Centers
- Local Initiatives Support Corporation
- Microsoft
- Rady’s Children Hospital



- San Diego Public Library
- San Diego Workforce Partnership
- San Diego Zoo
- Self-Help Federal Credit Union
- South Bay Community Services
- The Campaign for Grade-Level Reading
- TransUnion
- Union Bank
- Urban Corps
- US Bank
- Wells Fargo
- W.K. Kellogg Foundation
- YMCA of San Diego County

**If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance**

Not applicable.

#### **Discussion**

None.

## **AP-65 Homeless and Other Special Needs Activities – 91.220(i)**

### **Introduction**

The U.S. Department of Housing and Urban Development (HUD) charges communities that receive funds under the Homeless Continuum of Care (CoC) Program of the Homeless Emergency Assistance and Rapid Transition to Housing Act (HEARTH) with specific responsibilities. The RTFH is the coordinating body recognized by HUD and, in its 20-year history, the RTFH has brought over \$287 million in resources to the region. The RTFH applies annually to HUD and has been successful with the annual federal award received increasing to over \$18 million in 2019. Awarded funds are directed to support programs and services for homeless San Diegans. This funding award was a result of the application submitted during the 2018 CoC Funding round.

The RTFH includes all of the geographies within the County of San Diego, including 18 incorporated cities and all unincorporated areas. This area also includes several Public Housing Authorities and Emergency Solutions Grant (ESG), Community Development Block Grant (CDBG), HOPWA, HOME and Veteran Administration service areas.

The RTFH Governance Board, seated in 2014, meets on a monthly basis to identify gaps in homeless services, establish funding priorities, and to pursue a systematic approach to addressing homelessness. The meetings are public, and the community of providers and stakeholders are welcome to attend and provide comment. The City is represented on the RTFH general membership by staff of the City's Economic Development Department. Through regular attendance and participation in the RTFH meetings, the City consults with the RTFH to develop cooperative plans and strategies to leverage resources for the provision of emergency shelter and rapid re-housing services. In doing so, the City and is informed of changes in local goals, objectives and performance measures.

The recognition of homelessness as a social and economic issue is uniting service providers, the business community, and the public and private sectors in achieving compliance with the HEARTH Act, adopting best practices to end Veterans and chronic homelessness, and improving the system to rapidly re-house individuals and families. The RTFH has become HEARTH Act compliant by creating a new governance structure, implementing a coordinated entry system (CES) with an assessment tool used County-wide, reporting results, and aligning itself with the national efforts of the United States Interagency Council on the Homeless (USICH) 2010 plan, Opening Doors: Federal Strategic Plan to Prevent and End Homelessness. Home, Together, the new strategic plan introduced by USICH, covers fiscal years 2018-2022 and contains the following key goals and objectives to:

#### **1. Ensure homelessness is a rare experience**

Objective 1.1: Collaboratively Build Lasting Systems that End Homelessness

Objective 1.2: Increase Capacity and Strengthen Practices to Prevent Housing Crises and Homelessness

#### **2. Ensure homelessness is a brief experience**

Objective 2.1: Identify and Engage All People Experiencing Homelessness as Quickly as Possible

Objective 2.2: Provide Immediate Access to Low-Barrier Emergency Shelter or other Temporary Accommodations to All Who Need it

Objective 2.3: Implement Coordinated Entry to Standardize Assessment and Prioritization Processes and Streamline Connections to Housing and Services

Objective 2.4: Assist People to Move Swiftly into Permanent Housing with Appropriate and Person-Centered Services

3. Ensure homelessness is a one-time experience

Objective 3.1: Prevent Returns to Homelessness through Connections to Adequate Services and Opportunities

4. Sustain an end to homelessness

Objective 4.1: Sustain Practices and Systems at a Scale Necessary to Respond to Future Needs

**Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including**

**Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs**

As noted, one of the Con Plan goals calls for “assisting individuals and families to stabilize in permanent housing after experiencing a housing crisis or homelessness, by providing client-appropriate housing and support services.” Actions undertaken to achieve this goal include the allocation of ESG and CDBG funds totaling \$3,518,800 to assist homeless households via the Interim Housing Facility for Homeless Adults, the Day Center for Homeless Adults, Cortez Hill Family Center, Connections Housing, and the Housing Commission’s Rapid Re-Housing programs.

In addition to the 1-year goals specified in the AP-20 Homelessness Goal, the City continues to participate as a member in the RTFH and its Coordinated Assessment Housing Placement System which has become an umbrella for local efforts like, the Campaign to End Homelessness in Downtown San Diego and 25 Cities: a national initiative to end Veteran homelessness. The RTFH built a regional system for coordinated assessment. The RTFH received guidance from HUD Technical Assistance and established the Coordinated Entry System (CES), a region-wide system to assess and place homeless individuals and families in housing, which ensures compliance with the HEARTH Act. CES uses a coordinated assessment tool, developed and piloted within the City of San Diego that is designed to determine a homeless person’s level and type of need, and match the person to an appropriate housing resource. The Coordinated Entry System was successfully introduced as a pilot program and is currently utilized throughout the San Diego region by Homeless Service providers.

The Downtown San Diego Partnership’s Clean & Safe Program instituted an Integrated Outreach Team (IOT) consisting of Clean & Safe, the San Diego Police Department’s Homeless Outreach Team (HOT), Alpha Project, Connections Housing, and the San Diego City Attorney’s Office. The IOT is leading a

coordinated effort to place people in beds, provide access to resources, and create a path to obtaining permanent supportive housing. As a result, outreach is strategically conducted in targeted hot-spots throughout the City and Downtown area.

In December 2017, the first of the cities three Bridge Shelters were opened for single adults. These actions were followed by the opening of the Veterans Bridge Shelter and the opening of the Families with Children & Single Women Shelter in January 2018. The new shelters have the capacity to serve 674 persons daily and are unique to the region. The shelters provide not only a safe, and stable shelter environment, but also a direct connection to housing navigation staff whose main focus is to rapidly rehouse shelter residents into permanent or other long-term housing options. Housing matches are dependent upon a vulnerability assessment and CES housing resource match opportunities.

Bridge Shelter referrals are made via the CES for persons in need of immediate shelter. This allows shelter residents to work with Housing Navigators in a stable environment while also having access to a multitude of resources such as assistance with documentation, meeting medical and mental health needs, and social benefits eligibility. In addition, each Bridge Shelter has its own Outreach team that coordinates with RTFH staff, as well as the IOT and SDPD HOT teams, to ensure that outreach is occurring in targeted hot-spots throughout the downtown area as well as other areas throughout the City in need of outreach. Outreach workers conduct Vulnerability Assessments in the field and offer entrance into shelters when beds are available. When beds are not available, outreach staff work to connect persons to other homeless resources and provide Housing Navigation services in the field.

### **Addressing the emergency shelter and transitional housing needs of homeless persons**

As per the Mayor's proposed budget, Council Policy 700-02, and the Housing Commission's Move to Work Plan, the City is committed to increasing resources to help homeless persons. While many efforts are focused on the USICH Housing First Model, helping homeless individuals and families quickly and easily access and sustain permanent housing, emergency, and transitional housing programs are also benefiting from these resources.

San Diego is at a tipping point in its provision of homeless services. Community resources have been reassessed and streamlined. In addition to the Single Adult Day Center (formerly the Neil Good Day Center) and the three shelter programs (Single Adult, Veterans and Families, serving 484 individuals and 45 families), that provide basic services, case management and housing navigator services to refer clients to appropriate housing; in FY18, the SDHC opened 3 Bridge Shelters for homeless individuals, Veterans, and families to obtain immediate shelter and rapidly transfer into a more permanent housing solution. The first of the three Temporary Bridge Shelters was opened for Single Adults on December 1, 2017, followed quickly by the opening of the Veterans Temporary Bridge Shelter in late December 2017, and the opening of the Families with Children & Single Women Shelter in January of 2018. These new shelters, serving 674 persons daily are unique to the region, providing a safe and stable shelter environment with direct connection to 5- 8 housing navigation staff at each shelter, who focus on rapidly rehousing shelter residents into permanent housing or other long-term housing options,

depending on their vulnerability assessment, and CES housing resource match. Referrals are made via the CES for those persons already matched to a housing resource but in need of immediate shelter. This allows Shelter residents to work with Housing Navigators in a stable environment, while also having access to a multitude of resources, assistance with documentation, meeting medical and mental health needs, benefit eligibility, etc.

In addition, each Temporary Bridge Shelter has its own Outreach team, that coordinates with RTFH staff, as well as the IOT and SDPD HOT teams, to ensure that outreach is occurring in targeted hot-spots throughout the downtown area as well as other areas throughout the city in need of outreach. Outreach workers conduct Vulnerability Assessments in the field and offer entrance into Shelter when beds are available. When beds are not available outreach staff work to connect persons encountered to other homeless resources and provide Housing Navigation services in the field.

Under the Housing First--San Diego Initiative, the SDHC rolled out a Homeless Prevention and Diversion Program in FY18 designed to assist at-risk people from becoming homeless and to divert homeless persons from shelters directly to housing solutions. Over a three-year period, this program will provide financial assistance for over 800 households to remain in their current housing or assist newly homeless households gain rapid access to housing.

The City of San Diego and the Housing Commission also support an inclement weather program that provides homeless individuals and families with night shelter from the cold and/or wet winter nights. Additionally, the Corporation for Supportive Housing (CSH), a collaborative community partner and influential advocate for supportive housing, conducted a review of 18 transitional housing sites within the San Diego Region. They recommended that the majority of the reviewed transitional housing projects make program adjustments to become "High Performing" Transitional Housing, with recommendations for a few sites to convert to a Permanent Supportive Housing or Rapid Re-Housing model. Some of the transitional housing providers have reassessed their programs and converted to permanent housing units.

**Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again**

The Housing Commission subcontracts with local providers to assist families and individuals in short-term and transitional housing programs move to permanent housing. The goals of the program are to address the barriers that prevent households from leaving transitional housing programs and helping clients to move quickly from homelessness to self-sufficiency and independent living. This program provides households with security and utility deposits and rental assistance. Clients receive case

management to gain employment and financial competency.

All City permanent housing programs use the RTFH's Coordinated Entry System. The System gives priority to Veterans, chronically homeless individuals and families who score high on the vulnerability index and are most in need to gain access to housing. In December 2017, the SDHC opened 3 Bridge Shelters for homeless individuals, Veterans, and families to obtain immediate shelter and rapidly transfer into a more permanent housing solution. These new shelters serve 674 persons daily, providing a safe, and stable shelter environment, and direct connection to housing navigation staff at each shelter, whose main focus is to rapidly rehouse shelter residents into permanent housing or other long-term housing.

The Commission was awarded a CoC grant funding housing and case management for transitional age youth in FY 18. This ongoing grant assists young adults aged 18-24 to gain permanent housing by providing them with financial assistance to rent a unit and case management to maintain housing stability.

The Housing First San Diego Initiative of the Commission rolled out Moving Home, a rapid rehousing program. The program will assist 600 households over three years experiencing short term homelessness move into permanent housing by providing financial assistance and services designed to maintain housing stability.

In FY 2018 the Commission in partnership with the City released an RFP for Transitional Storage Center for homeless persons. The Center keeps homeless San Diegans' belongings off of downtown streets, sidewalks and storefronts by providing a safe place for homeless individuals to keep their belongings as they look for work, attend classes, or meet with a service provider or doctor. The new Center is operated by Mental Health Systems and provides for up to 500 individual bins. Mental health Systems is a provider experienced in working with homeless populations as well as providing storage center services. This storage center is in addition to the current storage center operated by Think Dignity, which provides for up to 350 bins for individual storage and serves a minimum of 550 individuals.

Provisions at 42 U.S.C. 12755 and HOME Program regulations at 24 CFR 92.253(d) require that persons assisted in housing funded through the HOME Program be selected from a waiting list in chronological order; however, the waiting list process for HOME-funded units may defer to the process allowed by other federal regulations. Under the CoC Program, CoCs are required to create written standards, which include policies and procedures for determining and prioritizing which eligible individuals and families will receive Permanent Supportive Housing assistance funded with CoC Program funds (24 CFR 578.7(a)(9)(v)). The HOME Program requirement for selecting persons from a wait list in chronological order defers to this CoC Program requirement and allows for the establishment of a limited preference such as one for persons experiencing chronic homelessness with the longest histories of homelessness and the most severe service needs.

The HOME Program requirement for affirmatively marketing units can be satisfied by the CoC CES if the

CES includes all homeless providers in its system and provides a method for persons who decline assessment through the coordinated entry system to be placed on a HOME Program-funded project waiting list.

**Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs**

The Housing Commission expanded its Project-Based Voucher (PBV) program by allocating a minimum of 400 additional project-based vouchers to serve the City's low-income families, with a primary focus on the homeless population. The baseline number of new housing units made available for homeless households at or below 80% AMI as a result of the activity is 145, and the benchmark is 216 new housing units made available for homeless households at or below 80% AMI by June 30, 2018. During 2018, the Housing Commission's full commitment of PBV targeting the homeless reached a cumulative total of 997. The Housing Commission anticipates meeting the aforementioned benchmark when construction is completed on five developments with PBV commitments.

Sponsor-based subsidies assist individuals identified as homeless through the provision of permanent supportive housing while supportive services are provided by the sponsor organizations. Additionally, a transitional subsidy program provides a flat subsidy to partnering agencies to ensure homeless individuals are housed while appropriate housing solutions are identified. The coordinated assessment referral system is utilized in these programs.

Project One for All (POFA) is a county initiative that provides full wrap-around services for homeless persons with serious mental illness, including individuals who are exiting from mental health facilities. The County of San Diego partners with Housing Authorities (including San Diego Housing Commission), non-profits, health clinics, and housing developers to provide stability to homeless persons with mental illness. The program is on track to far exceed their goal of housing 250 individuals with wraparound services.

In FY 18 the City and the Housing Commission rolled out the SMART Pilot Program, which stands for San Diego Misdemeanants At-Risk Track. The program will provide temporary housing and access to drug treatment programs to "Chronic Offenders" in collaboration with the San Diego Police Department and Superior Court. The objective of the program is to reduce repeat citations and misdemeanor charges by providing temporary housing beds, treatment programs, and assistance with finding permanent housing

and jobs as a pathway out of an at-risk lifestyle.

### **Discussion**

None.



**AP-70 HOPWA Goals - 91.220 (I)(3)**

<b>One year goals for the number of households to be provided housing through the use of HOPWA for:</b>	
Short-term rent, mortgage, and utility assistance to prevent homelessness of the individual or family	240
Tenant-based rental assistance	80
Units provided in permanent housing facilities developed, leased, or operated with HOPWA funds	69
Units provided in transitional short-term housing facilities developed, leased, or operated with HOPWA funds	193
Total	582

## **AP-75 Barriers to affordable housing – 91.220(j)**

### **Introduction:**

A variety of barriers exist which make increasing the affordable housing stock in San Diego difficult:

1. Income and wages are not keeping pace with rising housing costs and the overall cost of living.
2. Federal resources for programs, such as the federal Section 8 Program, do not match the need experienced.
3. Homeownership is out of reach for the majority of residents.
4. Low housing vacancy rates are contributing to higher rents.
5. The cost of land is high and there is a lack of vacant land for future growth.
6. Development barriers in some communities, including permit processing times, height restrictions, outdated community plans, environmental review, and community opposition (“NIMBYism”).
7. A backlog of infrastructure and public facilities investment needs.
8. Impediments to Fair Housing.

**Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment**

The City is addressing the barriers to affordable housing through:

- The prioritization of job readiness & economic development as a Five-year Consolidated Plan Goal.
- Implementing a place-based geographically targeted allocation process that prioritizes the lowest income areas needing the most investment.
- Enforcing the Inclusionary Housing Ordinance, which requires all new residential developments of two units or more to provide 10% affordable housing or pay an Inclusionary Affordable Housing fee.
- Maintaining the housing impact fee, which is meant to offset the cost of affordable housing for low-wage workers and mitigate some of the need for increased affordable housing due to employment growth.
- Offering a Density Bonus “to provide increased residential density to developers who guarantee that a portion of their residential development will be available to moderate- income, low-income, very low-income, or senior households.”
- Allowing additional incentives to developers who provide affordable housing; including an expedited

permit process, reduced water and sewer fees, and multifamily bond financing

- Implementing recommendations from the San Diego Regional Analysis of Impediments to Fair Housing Choice.
- Continuing to update Community Plans, which are components of the City's General Plan & which specify the location & intensity of proposed residential development. The updates are intended to implement

General Plan smart growth strategies at the neighborhood level and identify housing opportunities for a variety of household sizes.

- Identifying Transit Priority Areas and Infill Opportunity Zones pursuant to Senate Bill (SB) 743. This legislation seeks to support transit-oriented residential and mixed-use development through CEQA streamlining and reform. The goal is to reduce vehicle miles traveled and contribute to reductions in greenhouse gas emissions. The City is also in the process of updating CEQA significance thresholds to address current best legal practices and reflect the SB-743 streamlined review process for transit priority areas.

### **Discussion:**

As a sub-recipient of the City, the Housing Commission is addressing the barriers that hinder affordable housing and residential investment with the following strategies:

- Increasing wage earning for Section 8 participants by enhancing Achievement Academy services.
- Providing Low Income Housing Tax Credits (LIHTC) as an indirect federal subsidy to finance the construction and rehabilitation of low-income affordable rental housing. This is an incentive for private developers and investors to provide more low-income housing that provides a dollar-for-dollar reduction in their federal tax liability in exchange for financing to develop affordable rental housing. Project rents must remain restricted for at least 30 years after project completion. The LIHTC subsidizes either 30 percent (4 percent tax credit) or 70 percent (9 percent tax credit) of the low-income unit costs in a project.
- Providing loans, closing cost assistance grants and mortgage credit certificates for first-time low/moderate-income homebuyers.
- Maintaining over 3,000 affordable housing units and preparing to purchase additional multi-family properties.
- Offering incentives to affordable housing developers which include:
  - o Permanent financing in the form of low-interest loans, tax-exempt bonds and land-use incentives;
  - o Technical assistance, such as help with securing tax credits; and,

o Predevelopment assistance loans and grants to help non-profit developers during the preconstruction phase.

## **AP-85 Other Actions – 91.220(k)**

### **Introduction:**

This section discusses the City's efforts in addressing underserved needs, expanding and preserving affordable housing, reducing lead-based paint hazards, and developing the institutional structure for delivering housing and community development activities.

### **Actions planned to address obstacles to meeting underserved needs**

STRATEGIC ACTIONS (AS LISTED BELOW) WERE IDENTIFIED IN THE CONSOLIDATED PLAN IN ORDER TO ADVANCE THESE GOALS:

1. Inclusive Economic Growth, Economic Resiliency, and Sustainability, and Catalytic Neighborhood Investments: In an effort to direct critical HUD resources and make demonstrable progress toward achieving the eight Consolidated Plan Goals, the City has outlined the following distribution of CDBG funds for Fiscal Years 2020 – 2024. The City anticipates a 40% reduction from FY 2020 to FY 2021, so the following budgetary priorities were established:

- **Public Services [up to 15% annually]:** This portion of the funds allow for public services to be delivered to the City's most vulnerable populations. Council Policy 700-02 establishes a portion of Public Services funding for services to assist the homeless population. Pursuant to San Diego City Council No. R-310812, adopted December 16, 2016 up to \$1,318,078 in CDBG Public Service funds are dedicated to assisting with the costs of homeless programs and services. In addition, the City has established two distinct Consolidated Plan Goals for public service activities; a workforce development goal and another goal focusing on vulnerable populations. In FY 2020, the City was able to substantially increase the number of Public Service projects receiving awards because of the additional program income received.
- **Community Economic Development [15% for FY 2020, 25% for FY 21-24]** Activities funded through this program are intended to promote economic opportunities including job readiness and business/microenterprise development. The new Consolidated Plan goal has a greater focus on small businesses and supporting local entrepreneurs. The additional program income has allowed the City to establish an early-stage Development Accelerator program and a Small Business Revolving Loan fund to further enhance the opportunities for economic growth throughout the City for low to moderate residents.
- **City Capital Improvement Projects [up to 25% for FY 2020, 10% for FY 2021-2024]** Funds here are dedicated to the investment in the City's critical public infrastructure needs to support neighborhood safety and improved livability.
- **Nonprofit Capital Improvement Projects [up to 5% for FY 2020, 15% for FY 2021-2024]** The City updated the nonprofit capital improvement project goal to identify impactful projects that improve or

expand services to the City's most vulnerable populations.

- Affordable Housing [up to 25% for FY 2020, 20% for FY 2021-2024] Housing remains a pressing issue in the City of San Diego and the City will continue to fund affordable housing opportunities throughout the Consolidated Plan cycle.

### **Actions planned to foster and maintain affordable housing**

Actions planned to foster and maintain affordable housing include the Strategies to remove or Ameliorate the Barriers to Affordable Housing listed in section AP-55.

### **Actions planned to reduce lead-based paint hazards**

The Environmental Services Department, Lead Safety and Healthy Homes Program (LSHHP) has served as the City's primary liaison for connecting the community with resources to prevent lead poisoning since 2002.

In 2002, the City enacted San Diego Municipal Code Division 10, (Section 54.1001 et seq.) making it unlawful for a property owner to maintain or cause a lead hazard. In 2008, Division 10 was renamed the "Lead Hazard Prevention and Control Ordinance" was amended to become one of the most comprehensive local lead poisoning prevention ordinances in the nation. In addition to requiring property owners to maintain their properties, the ordinance requires:

- Contractors conduct renovation in a lead-safe manner and conduct a visual verification and lead dust clearance testing
- Landlords to conduct a visual assessment and correction of potential lead hazards at unit turnover
- Home improvement and water pressure equipment rental stores required to make available lead education material to customers
- Childcare facilities to obtain proof of blood lead testing at enrollment

The LSHHP will continue to respond to all tips and complaints related to violations of the Ordinance. It is anticipated that the lead related enforcement activities will be funded through a contract with the County of San Diego. This agreement will protect children from exposure to lead hazards by:

- Issuance of violation notices based on environmental investigation reports conducted by the County in response to a childhood lead poisoning investigation
- Conduct pro-active code enforcement by visual assessments of properties in the highest risk areas of San Diego and require property owners to eliminate severely deteriorated paint on housing built prior to 1979, or demonstrate the deteriorated paint is not lead-containing
- Respond to tips and complaints related lead hazards in housing and unsafe work practices

The new code enforcement management system implemented in FY 2019 allows LSHHP staff to send an

informational letter by mail or e-mail related to the lead-safe work practice requirements. The new system sent over 1,100 such notifications to various construction contact persons in 2018. The LSHHP will continue to use this system throughout FY 2020 to educate contractors and their associates of the lead-safe work practices requirements of the Ordinance, and how meeting these requirements protect their clients, themselves and their children from exposure to lead hazards.

In December 2013, the Santa Clara County Superior Court issued a judgment in *The People of the State of California v. Atlantic Richfield Co, et al.*, that three paint manufacturers had actively promoted the use of lead-based paint as safe for the use in the interior of homes. After 16 years of vigorous litigation, the court ruled that these defendants were liable for damages arising out of the sale of lead-based paint before it was banned in 1978. As a result, multiple California jurisdictions were awarded a total \$409 million, with the City of San Diego's portion being \$17.3 million. Although there are still court determinations that need to be finalized, funding could be available throughout FY 2020. As noted in the Judges Orders, these funds will be used primarily to eliminate lead hazards in privately owned residential housing built prior to 1951. The funding

will also be used to implement an education and outreach campaign and fund lead-hazard remediation work force development. The City will have 4 years to implement and expend these funds from the date the funds are deposited into the account of a court-appointed Receiver. In FY 2020, the LSHHP will work to establish all of the contracts needed to implement the program such that the enrollment, inspection, and abatement activities can begin shortly after the funding becomes available.

### **Actions planned to reduce the number of poverty-level families**

Through its CDBG allocations, the City of San Diego funds a variety of projects under. The majority of these projects are microenterprise activities that provide training in business development, financial literacy and technical assistance both individually and in a classroom setting.

The City's Economic Development Strategy contains three overarching Strategic Objectives: Economic Base Growth, Middle-Income Jobs, and Neighborhood Business. The Performance Measures linked to the three Strategic Objectives are:

1. Increase the Gross Regional Product (GRP) of the San Diego Region
2. Increase the percentage of the workforce earning middle-wage incomes
3. Decrease the local unemployment rate
4. Increase the local median income
5. Decrease the percentage of people living in poverty
6. Increase General Fund tax revenues as a percentage of GRP

7. Increase the business activity in the City's neighborhood business districts

### **Actions planned to develop institutional structure**

The City has shifted from an application-driven process to a goal-driven, outcome-oriented process based on need and best practice. There are three new Strategic Actions proposed in the Consolidated Plan that the City will implement through the Consolidated Plan cycle:

1. Inclusive Economic Growth
2. Economic Resiliency and Sustainability
3. Catalytic Community Investment

These actions will shift the focus in the prior Consolidated Plan to impactful projects and increase the capacity of City of San Diego residents and the nonprofits. Projects in FY 2020 such as the Neighborhood Business Investment program and the Catalytic Neighborhood Investment program are the pilot programs that will guide these strategies.

### **Actions planned to enhance coordination between public and private housing and social service agencies**

The City benefits from a strong jurisdiction and region-wide network of housing and community development partners, such as the County, the RTFH, and the Housing Commission. The County's Housing and Community Development Department (HCD) improves neighborhoods by assisting low-income residents, increasing the supply of affordable, safe housing, and rehabilitating residential properties in San Diego County. HCD leverages the City's HOPWA program funds with the County's Health and Human Services Agency and its own housing program income. The RTFH has approximately 80 members comprised of a broad spectrum of the community, including providers of services, government agencies, and the private sector.

### **Discussion:**

None.



## Program Specific Requirements

### AP-90 Program Specific Requirements – 91.220(I)(1,2,4)

#### Introduction:

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

#### Community Development Block Grant Program (CDBG)

##### Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	31,403,000
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
<b>Total Program Income:</b>	<b>31,403,000</b>

#### Other CDBG Requirements

1. The amount of urgent need activities	
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	95.00%

#### HOME Investment Partnership Program (HOME)

##### Reference 24 CFR 91.220(I)(2)

1. A description of other forms of investment being used beyond those identified in Section 92.205 is

as follows:

The City does not use HOME funds in any other manner than those described in Section 92.205. The City will occasionally submit waiver requests to HUD in accordance with applicable regulations to request to adjust the maximum purchase price for single family residences and condominiums.

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

The Housing Commission will recapture that portion of HOME program investment unforgiven by the elapsed affordability period or recapture the maximum net proceeds from the sale of property (whether recapture is affected through foreclosure or no foreclosure action). Net proceeds recovered will be used to (1) Reimburse the HOME program (approved activity) for the outstanding balance of HOME funds not repaid or forgiven during the applicable affordability period at the time of recapture. (2) Reimburse the HOME program (administration) for “holding costs” or other costs associated with the recapture action (legal fees, insurance, taxes, realtor fees, appraisal/BPO costs, etc.) If net proceeds recaptured are less than the outstanding balance of HOME funds invested in the property (for all approved activities and holding costs incurred), the loss will be absorbed by the HOME program and all HOME program requirements would be considered to have been satisfied. If net proceeds recaptured are greater than the outstanding balance of HOME funds invested in the property (for all approved activities and holding costs incurred), the balance of net proceeds would be distributed to the homeowner (or his/her estate). If the recapture of proceeds is effectuated through a completed foreclosure action, and the property is legally owned by the Housing Commission the balance of net proceeds recaptured will inure to the Housing Commission.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

For those cases where the affordability requirements are violated as a result of the death of the HOME beneficiary and there is an eligible person who qualified and is desirous of assuming the HOME assistance invested in the property, the Housing Commission will permit sale of the HOME-assisted unit to the qualifying, eligible person, contingent upon the Housing Commission’s prior review and approval. The subsequent owner will be required to adhere to all applicable affordability requirements for the unexpired term of the original affordability period.

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

For acquisition/rehabilitation of existing rental units, the Commission provides refinancing with below market-rate, deferred payment junior mortgages. Acquisition/rehabilitation developments must have at least 20 percent of the units affordable to households at or below 80 percent of median income. Proposals with rents affordable to households with incomes at or below 50 percent

of median family income will receive preference. Proposed projects from impacted census tracts must demonstrate community support. Proposals may not result in a significant displacement of moderate-income households.

**Emergency Solutions Grant (ESG)  
Reference 91.220(l)(4)**

1. Include written standards for providing ESG assistance (may include as attachment)

The Housing Commission adopted performance standards in line with the Continuum of Care. These standards include: rapidly re-housing clients into permanent housing within 30 days after the determination of eligibility; retaining this housing for at least six months; attaining or maintaining an income while in permanent housing. The Housing Commission also requires programs use progressive engagement with clients to determine their financial need and receive just enough assistance to maintain housing. The ESG Policies and Procedures can be found in Attachment B, Appendix 3.

2. If the Continuum of Care has established centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system.

The San Diego Regional Continuum of Care, now the Regional Task Force on the Homeless, uses a coordinated assessment system as directed by HUD and has piloted it in the City of San Diego, and part of the County in FY 16 & 17. The system uses an assessment tool that scores individuals based on their needs and vulnerability to ensure that regional programs give priority to chronically homeless individuals and families who are at-risk by remaining un-housed. Now called the Coordinated Entry System (CES), it is in use throughout the San Diego region and refers homeless persons to agencies and housing resources designed to provide them with housing solutions to meet their needs.

3. Identify the process for making sub-awards and describe how the ESG allocation available to private nonprofit organizations (including community and faith-based organizations).

The Housing Commission conducts an open and competitive Request for Proposal (RFP) process for making sub-awards. RFP's are publicly announced in newspapers and on the Commission's website, and the Housing Commission uses an automated service to send announcements of upcoming bids to members of the public.

4. If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions

regarding facilities and services funded under ESG.

The Housing Commission does not have homeless or formerly homeless people on its Board of Commissioners nor does the City Council, which is the final approval authority for the Housing Commission. However, the Housing Commission does consult with the Regional Continuum of Care which has formerly homeless individuals as members. Subcontractors who administer the shelters and the rapid re-housing programs have formerly homeless individuals in their organizations who help shape policies and make decisions about services and programs that receive ESG funding. These organizations also provide opportunities and encourage homeless clients to give their input regarding homeless programs.

5. Describe performance standards for evaluating ESG.

The Housing Commission has adopted performance standards for rapid Re-housing that are in line with the Continuum of Care. These standards include: rapidly re-housing clients into permanent housing within 30 days after determination of eligibility; retaining this housing for at least six months; attaining or maintaining income while in permanent housing. The Housing Commission also requires that programs use (1) a progressive engagement approach with clients to determine their financial need and receive just enough assistance to maintain housing; and (2) Housing First to ensure clients attain housing prior to taking steps to address any other significant issues with which they may be struggling (e.g., substance abuse, mental health, gaining or increasing income).

### **HOPWA**

*Identify the method of selecting project sponsors and describe the one-year goals for HOPWA-funded projects:*

Similar to the City of San Diego's CDBG funding process, as a sub-recipient of the City, the County of San Diego has a competitive RFP process to select project sponsors for HOPWA funds. Contracts are awarded for a term of one-year with four, one-year options for renewal.

*Short-term rent, mortgage*

The one-year goal is to provide emergency utility assistance to 240 households.

*Tenant-based rental assistance*

The one-year goal is to provide tenant-based rental assistance to 80 households in FY 2020.

*Units provided in housing facilities that are being developed, leased, or operated*

Funding is provided to Townspeople for housing operations of 63 permanent housing units located at Wilson Avenue, 34th Street, 51st Street, and Vista del Puente Apartments. Additionally, funding is provided to Fraternity House, Inc. for housing operations of 6 Independent Living units that provide 12 beds for persons living with HIV/AIDS.

## Discussion

Programs funded through the HOPWA Program are housing-related and designed to provide affordable housing for low-income persons living with HIV/AIDS and their families; enable low-income persons living with HIV/ AIDS and their families to become housed; and to provide services needed to enable low-income HIV/AIDS clients to remain housed, locate housing, and prevent homelessness.

Based on HOPWA program regulations, the following eligible activities may be provided through awarded contracts during the current selection, negotiation, and award:

- Acquisition/rehabilitation/new construction of affordable housing
- Administration
- Housing Information and Referral Services
- Resource Identification
- Housing Operating Cost
- Tenant-Based Rental Assistance
- Short-term Supportive Facilities (Hotel/Motel Vouchers)
- Supportive Services
- Short-term Rent, Mortgage, and Utility Assistance

## Appendix - Alternate/Local Data Sources

<b>1</b>	<b>Data Source Name</b> 2008-2012 ACS
	<b>List the name of the organization or individual who originated the data set.</b> United States Census Bureau
	<b>Provide a brief summary of the data set.</b> The American Community Survey (ACS) is an ongoing statistical survey that samples a small percentage of the population every year -- giving communities the information they need to plan investments and services
	<b>What was the purpose for developing this data set?</b> Please see above.

	<p><b>Provide the year (and optionally month, or month and day) for when the data was collected.</b></p> <p>Please see above.</p>
	<p><b>Briefly describe the methodology for the data collection.</b></p> <p>Please see above.</p>
	<p><b>Describe the total population from which the sample was taken.</b></p> <p>Please see above.</p>
	<p><b>Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.</b></p> <p>Please see above.</p>
<b>2</b>	<p><b>Data Source Name</b></p> <p>2006-2010 CHAS</p>
	<p><b>List the name of the organization or individual who originated the data set.</b></p> <p>HUD releases Comprehensive Housing Affordability Strategy (CHAS) data based on special tabulations of five-year American Community Survey (ACS) estimates. CHAS data are used by state and local governments in their consolidated planning processes and can also be used by advocates to determine housing needs in their communities.</p>
	<p><b>Provide a brief summary of the data set.</b></p> <p>Please see above.</p>
	<p><b>What was the purpose for developing this data set?</b></p> <p>Please see above.</p>
	<p><b>Provide the year (and optionally month, or month and day) for when the data was collected.</b></p> <p>Please see above.</p>
	<p><b>Briefly describe the methodology for the data collection.</b></p> <p>Please see above.</p>
	<p><b>Describe the total population from which the sample was taken.</b></p> <p>Please see above.</p>
	<p><b>Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.</b></p> <p>Please see above.</p>
<b>3</b>	<p><b>Data Source Name</b></p> <p>PIC (PIH Information Center)</p>

	<p><b>List the name of the organization or individual who originated the data set.</b></p> <p>IMS/PIC is responsible for maintaining and gathering data about all of PIH's inventories of Housing Agencies (HAs), Developments, Buildings, Units, HA Officials, HUD Offices and Field Staff and IMS/PIC Users.</p>
	<p><b>Provide a brief summary of the data set.</b></p> <p>Please see above.</p>
	<p><b>What was the purpose for developing this data set?</b></p> <p>Please see above.</p>
	<p><b>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</b></p> <p>Please see above.</p>
	<p><b>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</b></p> <p>Please see above.</p>
	<p><b>What is the status of the data set (complete, in progress, or planned)?</b></p> <p>Please see above.</p>
4	<p><b>Data Source Name</b></p> <p>San Diego Housing Commission</p>
	<p><b>List the name of the organization or individual who originated the data set.</b></p> <p>San Diego Housing Commission - City's Public Housing Authority</p>
	<p><b>Provide a brief summary of the data set.</b></p> <p>Public housing and Section 8 data</p>
	<p><b>What was the purpose for developing this data set?</b></p> <p>Please see above.</p>
	<p><b>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</b></p> <p>Please see above.</p>
	<p><b>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</b></p> <p>Please see above.</p>
	<p><b>What is the status of the data set (complete, in progress, or planned)?</b></p> <p>Please see above.</p>
5	<p><b>Data Source Name</b></p> <p>2013 San Diego Regional PIT Count</p>

	<p><b>List the name of the organization or individual who originated the data set.</b></p> <p>San Diego County Regional Taskforce on the Homeless</p>
	<p><b>Provide a brief summary of the data set.</b></p> <p>Mandated by the U.S. Department of Housing and Urban Development (HUD), this single-day count provides an estimate of the number of homeless persons throughout San Diego County. The count includes persons living “on the street” or staying in homeless shelters. Additional descriptive information is drawn from the Homeless Management Information System (HMIS) for sheltered persons, and in-depth questionnaires conducted with at least 10% of the unsheltered persons, enabling us to better understand the characteristics of those who are homeless in our community.</p>
	<p><b>What was the purpose for developing this data set?</b></p> <p>Please see above.</p>
	<p><b>Provide the year (and optionally month, or month and day) for when the data was collected.</b></p> <p>Please see above.</p>
	<p><b>Briefly describe the methodology for the data collection.</b></p> <p>Please see above.</p>
	<p><b>Describe the total population from which the sample was taken.</b></p> <p>Please see above.</p>
	<p><b>Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.</b></p> <p>Please see above.</p>
6	<p><b>Data Source Name</b></p> <p>2013 Regional AHAR</p>
	<p><b>List the name of the organization or individual who originated the data set.</b></p> <p>San Diego County Regional Taskforce on the Homeless</p>
	<p><b>Provide a brief summary of the data set.</b></p> <p>The Annual Homeless Assessment Report to Congress (AHAR) is compiled by HUD to describe the extent and nature of homelessness in America. The San Diego Regional reports summarize our community’s contribution to the national AHAR.</p>
	<p><b>What was the purpose for developing this data set?</b></p> <p>Please see above.</p>
	<p><b>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</b></p> <p>Please see above.</p>



	<b>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</b> Please see above.
	<b>What is the status of the data set (complete, in progress, or planned)?</b> Please see above.
<b>7</b>	<b>Data Source Name</b> County of SD HHSA HIV/AIDS Epidemiology Report
	<b>List the name of the organization or individual who originated the data set.</b> County of San Diego Health and Human Services Agency - Epidemiology & Immunization Services Branch Epidemiology Program HIV/AIDS Epidemiology Unit
	<b>Provide a brief summary of the data set.</b> Surveillance reports 2003-2010 were released annually. Beginning with 2012, reports are published biennially.
	<b>What was the purpose for developing this data set?</b>  Please see above.
	<b>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</b> Please see above.
	<b>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</b> Please see above.
	<b>What is the status of the data set (complete, in progress, or planned)?</b> Please see above.
<b>8</b>	<b>Data Source Name</b> None
	<b>List the name of the organization or individual who originated the data set.</b> N/A
	<b>Provide a brief summary of the data set.</b> N/A
	<b>What was the purpose for developing this data set?</b> N/A

	<p><b>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</b></p> <p>N/A</p>
	<p><b>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</b></p> <p>N/A</p>
	<p><b>What is the status of the data set (complete, in progress, or planned)?</b></p> <p>N/A</p>
9	<p><b>Data Source Name</b></p> <p>Regional Task Force on the Homeless</p>
	<p><b>List the name of the organization or individual who originated the data set.</b></p> <p>In 1984, we began as the City of San Diego Mayor's Task Force on Homelessness.</p> <p>The RTFH expanded to serve the full region as a community collaborative.</p> <p>In 2004, the RTFH became an independent 501(c)3 nonprofit.</p> <p>On behalf of the Regional Continuum of Care Council (RCCC), the Regional Task Force on the Homeless manages our region's Homeless Management Information System (HMIS), a secure online countywide database that enables service providers to manage services. The HMIS enables our region to effectively collaborate and deliver cost-effective services.</p>
	<p><b>Provide a brief summary of the data set.</b></p> <p>Please see above.</p>
	<p><b>What was the purpose for developing this data set?</b></p> <p>Please see above.</p>
	<p><b>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</b></p> <p>Please see above.</p>
	<p><b>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</b></p> <p>Please see above.</p>

	<p><b>What is the status of the data set (complete, in progress, or planned)?</b></p> <p>Please see above.</p>
10	<p><b>Data Source Name</b></p> <p>HOPWA CAPER</p>
	<p><b>List the name of the organization or individual who originated the data set.</b></p> <p>The City of San Diego</p>
	<p><b>Provide a brief summary of the data set.</b></p> <p>Consolidated Annual Performance and Evaluation Report for CDBG, HOME, HOPWA, and ESG Programs - HOPWA CAPER (appendix L)</p>
	<p><b>What was the purpose for developing this data set?</b></p> <p>Please see above.</p>
	<p><b>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</b></p> <p>Please see above.</p>
	<p><b>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</b></p> <p>Please see above.</p>
	<p><b>What is the status of the data set (complete, in progress, or planned)?</b></p> <p>Please see above.</p>
11	<p><b>Data Source Name</b></p> <p>2011-2015 CHAS</p>
	<p><b>List the name of the organization or individual who originated the data set.</b></p> <p>Comprehensive Housing Affordability Strategy, from US Census Bureau</p>
	<p><b>Provide a brief summary of the data set.</b></p> <p>Custom tabulation develop by Census Bureau</p>
	<p><b>What was the purpose for developing this data set?</b></p> <p>Required</p>
	<p><b>Provide the year (and optionally month, or month and day) for when the data was collected.</b></p> <p>2011-2015</p>
	<p><b>Briefly describe the methodology for the data collection.</b></p> <p>N/A</p>
	<p><b>Describe the total population from which the sample was taken.</b></p> <p>N/A</p>

	<p><b>Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.</b></p> <p>N/A</p>
<b>12</b>	<p><b>Data Source Name</b></p> <p>San Diego Housing Commission Public Housing Stats</p>
	<p><b>List the name of the organization or individual who originated the data set.</b></p> <p>San Diego Housing Commission</p>
	<p><b>Provide a brief summary of the data set.</b></p> <p>N/A</p>
	<p><b>What was the purpose for developing this data set?</b></p> <p>N/A</p>
	<p><b>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</b></p> <p>N/A</p>
	<p><b>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</b></p> <p>N/A</p>
	<p><b>What is the status of the data set (complete, in progress, or planned)?</b></p> <p>Complete</p>
<b>13</b>	<p><b>Data Source Name</b></p> <p>County of San Diego</p>
	<p><b>List the name of the organization or individual who originated the data set.</b></p> <p>County of San Diego</p>
	<p><b>Provide a brief summary of the data set.</b></p> <p>N/A</p>
	<p><b>What was the purpose for developing this data set?</b></p> <p>N/A</p>
	<p><b>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</b></p> <p>N/A</p>
	<p><b>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</b></p> <p>N/A</p>

	<p><b>What is the status of the data set (complete, in progress, or planned)?</b></p> <p>Complete</p>
<b>14</b>	<p><b>Data Source Name</b></p> <p>PIC (PIH Information Center Updated)</p>
	<p><b>List the name of the organization or individual who originated the data set.</b></p> <p>PIH Information Center</p>
	<p><b>Provide a brief summary of the data set.</b></p> <p>N/A</p>
	<p><b>What was the purpose for developing this data set?</b></p> <p>N/A</p>
	<p><b>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</b></p> <p>N/A</p>
	<p><b>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</b></p> <p>N/A</p>
	<p><b>What is the status of the data set (complete, in progress, or planned)?</b></p> <p>Complete</p>